



REGULAR MEETING AGENDA

Date: 9/23/2024
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 858 7073 1001 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# 858 7073 1001
- Access the meeting real-time via telephone (listen only mode) at:
(669) 900-6833
Regular Meeting ID # 858 7073 1001
Press *9 to raise hand to speak
- Submit a written comment online up to 1-hour before the meeting start time:
planning.commission@menlopark.gov*
Please include the agenda item number related to your comment.

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

Subject to change: The format of this meeting may be altered or the meeting may be canceled. You may check on the status of the meeting by visiting the city website menlopark.gov. The instructions for logging on to the webinar and/or the access code is subject to change. If you have difficulty accessing the webinar, please check the latest online edition of the posted agenda for updated information (menlopark.gov/agendas).

Regular Meeting

A. Call To Order

B. Roll Call

C. Reports and Announcements

D. Public Comment

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

E. Consent Calendar

None

F. Public Hearing

F1. Use Permit/Greg Damos/256 Marmona Dr.:

Consider and adopt a resolution to approve a use permit to add a second story and remodel an existing nonconforming one-story, single-family residence on a substandard lot with regard to minimum lot width and depth in the R-1-U (Single Family Urban Residential) zoning district. The proposal would exceed 50 percent of the existing floor area and is considered equivalent to a new structure. The proposed work would also exceed 50 percent of the existing replacement value of the existing nonconforming structure in a 12-month period and requires approval of a use permit by the Planning Commission; determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. *Continued from the meeting of June 24, 2024.* ([Staff Report #24-039-PC](#))

F2. Use Permit/Ali Zaghi/316 Princeton Rd.:

Consider and adopt a resolution to approve a use permit to demolish an existing single-story, single-family residence and detached garage and construct a new two-story, single-family residence with a basement on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district; determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. The proposal includes a future detached accessory dwelling unit (ADU), which is a permitted use and not subject to discretionary review. ([Staff Report #24-040-PC](#))

F3. Use Permit/Chacktong Louie/433 El Camino Real.:

Consider and adopt a resolution to approve a use permit to operate a massage therapy business, which is considered a restricted personal service and a conditional use, in an existing multi-tenant

commercial building in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district; determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. ([Staff Report #24-041-PC](#))

G Informational Items

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

- Regular Meeting: October 7, 2024
- Regular Meeting: October 28, 2024

H. Adjournment

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

At every special meeting of the Planning Commission, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during consideration of the item. For appeal hearings, appellant and applicant shall each have 10 minutes for presentations.

If you challenge any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or 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: 9/18/2024)



STAFF REPORT

Planning Commission

Meeting Date:

9/23/2024

Staff Report Number:

24-039-PC

Public Hearing:

Consider and adopt a resolution to approve a use permit to add a second story and remodel an existing nonconforming one-story, single-family residence on a substandard lot with regard to minimum lot width and depth in the R-1-U (Single Family Urban Residential) zoning district at 256 Marmona Drive. The proposal would exceed 50 percent of the existing floor area and is considered equivalent to a new structure. The proposed work would also exceed 50 percent of the existing replacement value of the existing nonconforming structure in a 12-month period and requires approval of a use permit by the Planning Commission and determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities.

Recommendation

Staff recommends that the Planning Commission adopt a resolution approving a use permit to add a second story and remodel an existing nonconforming one-story, single-family residence on a substandard lot with regard to minimum lot width and depth in the R-1-U (Single Family Urban Residential) zoning district at 256 Marmona Drive. The proposal would exceed 50 percent of the existing floor area and is considered equivalent to a new structure. The proposed work would also exceed 50 percent of the existing replacement value of the existing nonconforming structure in a 12-month period. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

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

Background

Site location

The subject property is located on Marmona Drive, near the intersection of Marmona Drive and Robin Way. The surrounding area contains a mixture of older and newer single-family residences. The older residences are generally single-story, while the newer residences are generally two-story in height, both with attached front-loading garages. A variety of architectural styles are present in the neighborhood, including craftsman and ranch styles. The surrounding parcels are also zoned R-1-U. A location map is included as Attachment

B.

Analysis

Project description

The project site is currently occupied by a 1,764 square-foot, single-story, single-family residence constructed in approximately 1948. The existing residence contains four bedrooms and two bathrooms. The structure originally contained a single-car garage which was converted to one of the bedrooms at some point in the past, with no permit records found. In order to comply with building coverage restrictions, the proposed renovations to the first floor would include restoring the garage to a code-compliant covered parking space with regard to width and depth. This modifications would result in a legal nonconforming parking configuration of one covered off-street parking space and no uncovered second off-street space. The existing driveway would continue to provide unofficial parking spaces within the front setback, which would not meet the off-street parking requirement but which would provide some flexibility.

The proposed project would add a 908-square-foot second floor to the existing residence containing three bedrooms and two bathrooms. The resulting residence would contain six bedrooms, four bathrooms, and a single-car garage.

Menlo Park Municipal Code (MPMC) Section 16.14.030 limits the permitted building coverage in the R-1-U zone to a maximum of 40 percent for single-story construction and 35 percent for two-story construction. As the existing development already exceeds 35 percent building coverage (approximately 35.7 percent), the applicant has proposed a number of modifications to comply with Zoning Ordinance regulations for two-story developments. The applicant is proposing to remove the existing covered front porch and incorporate an eave with no supports (exempting it from the building coverage calculation) and reduce the ground floor footprint by pulling the garage façade back approximately 2.5 inches, which results in a front setback of 21 feet, 10.5 inches for the residence. In order to maintain a compliant off-street covered parking space of at least 10 feet by 20 feet, the applicant is proposing to eliminate the existing mud room behind the garage in order to use that space for the required covered parking.

In the R-1-U zoning district, the minimum side setback is 10 percent of the minimum lot width, with a minimum of five feet and maximum of 10 feet. In this case, the subject property has a lot width of 55 feet, so the minimum side setback is 5.5 feet. As the existing residence is not completely square on the parcel, the wall on the left side of the residence and garage is considered nonconforming as it is approximately 4.7 feet from the property line. This nonconforming element is proposed to remain in conformance with MPMC Section 16.80.

The proposed additions would meet all Zoning Ordinance requirements for setbacks, lot coverage, floor area limit (FAL), daylight plane, and height, but the residence would remain nonconforming with regard to the left side setback on the first floor and the required off-street parking. Of particular note with regard to Zoning Ordinance requirements:

- The total proposed FAL would be 2,669 square feet, including the attached one-car garage, where a maximum of 2,800 square feet is permitted.
- The total proposed building coverage would be 1,761 square feet, where 1,762 square feet (35 percent) is permitted.
- The existing rear setback of 21.8 feet would be maintained and the second floor addition would match the existing rear setback, with the exception of two bay windows that would project 1.5 feet from the rear façade.

- The renovated residence would have a right side setback of 5.7 feet where a minimum of 5.5 feet is required.
- The proposed second floor addition would have minimum side setbacks of 5.5 feet on the left side and 5.7 feet on the right side where a minimum of 5.5 feet is required.

The project plans and the applicant’s project description letter are included as Attachment A, Exhibits A and B respectively. A data table summarizing parcel and project attributes is included as Attachment C.

Design and materials

As described in the project description letter, the second story addition would be finished in the same materials and color of the existing residence, mainly cement plaster siding with clear glass windows with no dividing lites. A composition shingle roof and decorative shutters for the front facing windows are also proposed.

Sill heights for the second floor windows are proposed to be a minimum of three feet, with the exception of the window for the staircase. The applicant has proposed to finish the large window on the right side staircase with translucent glass and the single left side window would feature an increased setback of approximately 25 feet.

Trees and landscaping

The City Arborist reviewed the proposed plans, inspected the site, and determined that an arborist report was not required for this project. The table below summarizes the trees on the site.

Table 1: Tree summary and disposition				
Tree number	Species	Size (DBH, in inches)	Disposition	Notes
1*	Palm	4	Retain	Non-heritage
2	Crepe myrtle	6	Retain	Non-heritage
3	Crepe myrtle	8	Retain	Non-heritage
4	Fig	12	Retain	Non-heritage
5	Crepe myrtle	6	Retain	Non-heritage
6	Crepe myrtle	6	Retain	Non-heritage
7	Camphor	12	Retain	Non-heritage
8	Camphor	12	Retain	Non-heritage

*Street tree

All standard Menlo Park heritage tree protection measures would be implemented and ensured as part of condition 1h.

Valuation

For projects involving existing nonconforming structures, the City uses standards established by the

Building Division to calculate the replacement and new construction costs on which the use permit threshold is based. For context, the use permit threshold differs between 75 percent for a single-story structure and 50 percent for a two-story structure. Since the residence would become two-story, the 50 percent threshold applies. The City has determined that the value of the proposed work for the project would exceed 50 percent of the replacement value of the existing structure, at approximately 59 percent, and therefore requires use permit approval by the Planning Commission.

Flood zone

The subject property is located within the “AE” zone established by the Federal Emergency Management Agency (FEMA). Within this zone, flood-proofing techniques are required for new construction and substantial improvements of existing structures. Stated in general terms, the finished floor must be at least one foot above the base flood elevation (BFE). The Public Works Department has reviewed and tentatively approved the proposal for compliance with FEMA regulations. The elevations (Plan Sheets A-4.0 and A-4.1 in Attachment A, Exhibit A) show the Finished Floor Elevation (48.0 feet) in relation to the existing average natural grade (approximately 46.8 feet) of which both are above the BFE (46.4 feet).

In 2010, a Letter of Map Amendment (LOMA) was filed for the parcel which removed the existing structure from the flood zone and changed its classification to “X.” The remainder of the parcel and any additions to the first floor would need to meet FEMA guidelines for zone “AE.”

Correspondence

The applicant has indicated that they conducted neighborhood outreach, the results of which are included in the Project Description Letter (Attachment A, Exhibit B). The applicant’s summary of their neighborhood outreach indicates neighboring property owners expressed concerns about privacy. The applicant addressed these concerns by minimizing interior side property line windows and specifying obscure glass for the single staircase window on the right side. As of the writing of this report, staff has not received any correspondence on the proposed project.

Conclusion

Staff believes that the design, scale, and materials of the proposal are generally compatible with the surrounding neighborhood, and would result in a consistent aesthetic approach. The proposed improvements to the existing structure would remain a harmonious contributor to the overall established streetscape where many older homes have been renovated to include second stories. The proposed project would comply with the zoning ordinance building coverage limit through modifications to the first floor. The restoration of the previously unpermitted garage conversion would provide one code-compliant off-street covered parking space, though the project will still contain a legally nonconforming parking configuration with only one off-street space as opposed to the two (at least one covered and one uncovered) which are required. The project would continue to provide additional off-street parking on the driveway. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

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

Environmental Review

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

Public Notice

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

Appeal Period

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

Attachments

- A. 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

Report prepared by:
Connor Hochleutner, Assistant Planner

Report reviewed by:
Corinna Sandmeier, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2024- XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT TO ADD A SECOND STORY AND REMODEL AN EXISTING NONCONFORMING ONE-STORY, SINGLE-FAMILY RESIDENCE ON A SUBSTANDARD LOT WITH REGARD TO MINIMUM LOT WIDTH AND DEPTH IN THE R-1-U (SINGLE FAMILY URBAN RESIDENTIAL) ZONING DISTRICT AT 256 MARMONA DRIVE. THE PROPOSAL WOULD EXCEED 50 PERCENT OF THE EXISTING FLOOR AREA AND IS CONSIDERED EQUIVALENT TO A NEW STRUCTURE. THE PROPOSED WORK WOULD ALSO EXCEED 50 PERCENT OF THE EXISTING REPLACEMENT VALUE OF THE EXISTING NONCONFORMING STRUCTURE IN A 12-MONTH PERIOD.

WHEREAS, the City of Menlo Park (“City”) received an application requesting a use permit to add a second story and conduct first story alterations to an existing nonconforming single-story, single-family residence in the R-1-U (Single Family Urban Residential) zoning district where the proposed work would exceed 50 percent of the replacement value of the existing nonconforming structure in a 12-month period and exceed 50 percent of the existing floor area and would be considered equivalent to a new structure (collectively, the “Project”) from Byung Kang (“Applicant”) on behalf of Chi-Greg Damos (“Owner”) located at 256 Marmona Drive (APN 062-341-020) (“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 Residential (R-1-U) district. The R-1-U district supports single-family residential uses; and

WHEREAS, the existing residence is nonconforming with regard to the left side setback; and

WHEREAS, the value of the proposed addition and remodeling work would exceed 50 percent of the existing replacement value in a 12-month period; and

WHEREAS, the proposed project would result in an increase in 50 percent of floor area limit (FAL) on a substandard lot with a second floor and be considered equivalent to a new structure; and

WHEREAS, the proposed additions would comply with all objective standards of the R-1-U district; and

WHEREAS, the project would include a reduction in the first-floor building coverage to comply with the two-story building coverage limit; and

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

WHEREAS, the proposed Project was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance, and proposes standard tree protection 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 exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15301 et seq. (existing facilities); 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 September 23, 2024, 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 expansion and renovation of an existing nonconforming residence where the proposed work would exceed 50 percent of the existing

structure's replacement value and new floor area would exceed 50 percent of the existing floor area 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 nonconforming residences are allowed to be maintained, repaired, altered and expanded beyond 50 percent of the replacement value, subject to issuance of a use permit and provided that no increase in the nonconformity results, second story additions of more than 50 percent increase in FAL are permitted to be constructed on substandard lots subject to the issuance of a use permit, and all other applicable regulations are met. The proposed project would not increase the nonconformity of the left side walls, all additions would comply with required setbacks, and the project conforms to applicable zoning standards, including, but not limited to, maximum floor area limit and maximum building coverage through modifications to the first floor to bring the project into compliance.
 - b. The proposed residence would include a nonconforming number of off-street parking spaces because one covered and one uncovered parking space outside the front setback would be required at a minimum, and one covered parking space would be provided. The project would continue to include unofficial noncompliant off-street parking on the driveway.
 - 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 proposed residence would be located in a single-family neighborhood and includes privacy measures such as translucent glass on the right side stair window and minimum sill heights of three feet on second-story windows on the left and right sides.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2023-00032, 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 exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15301 et seq. (existing facilities).

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 September 23, 2024, 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 September, 2024.

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

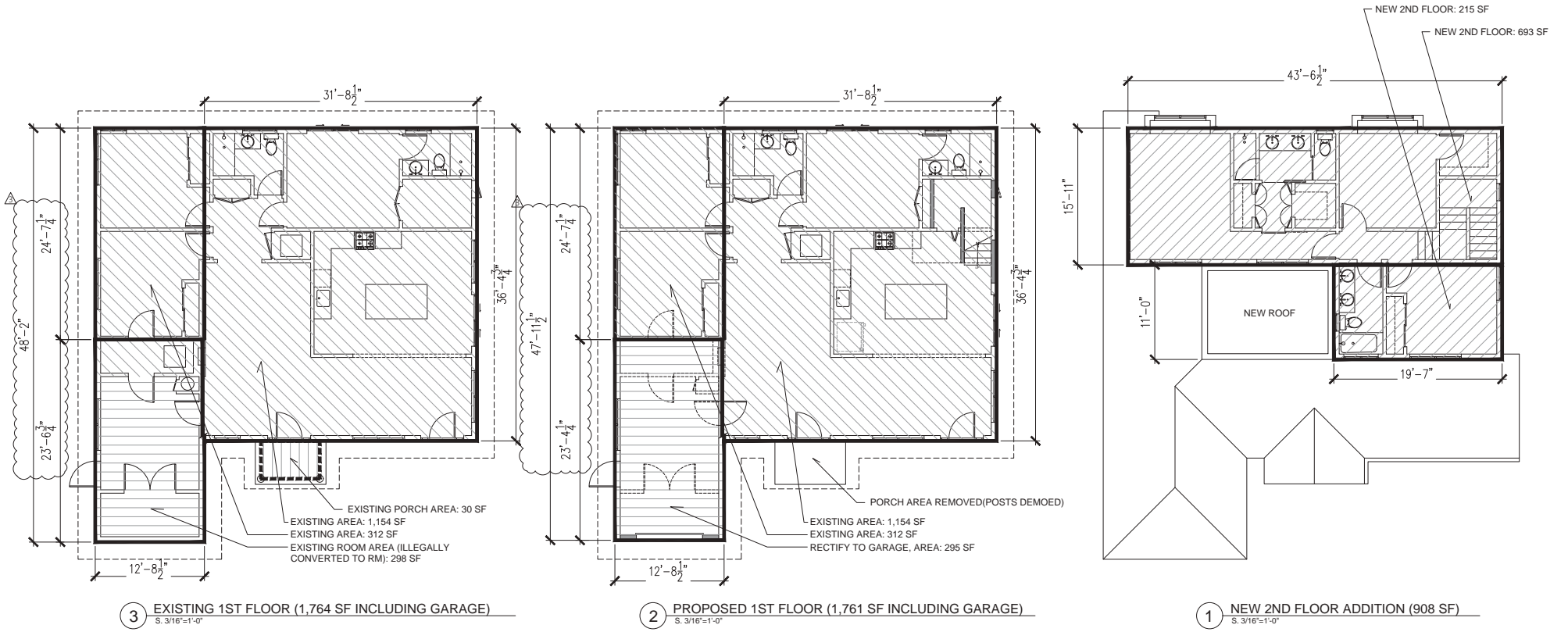
256 MARMONA DR, MENLO PARK, CA

2ND FLOOR ADDITION OF EXISTING SINGLE FAMILY HOUSE

(USE PERMIT SUBMITTAL)

LOCATION MAP	SCOPE OF WORK	SHEET INDEX	PROJECT TEAM																																																																																											
 <p>UP IS NORTH</p>	<p>- NEW 2ND FLOOR ADDITION OF 908SF - REDUCE EXISTING GROUND FLOOR AREA BY (34)SF BY REMOVING (E) PORCH POSTS & ROOF, TO COMPLY MAX. COVERAGE OF 35%. - RECTIFY TO GARAGE FROM ILLEGAL CONVERSION OF THE ROOM.</p> <p>NON-CONFORMING EXISTING CONDITIONS</p> <p>1. SIDE SETBACK - APPLYING A USE PERMIT 2. BUILDING COVERAGE - REDUCE EXISTING GROUND FLOOR AREA BY (34)SF TO COMPLY MAX. COVERAGE OF 35%. 3. NONCONFORMING WALLS CANNOT BE REBUILT IN THEIR CURRENT LOCATIONS IF DEMOLISHED PAST THE FRAMING MEMBERS.</p> <p>DEFERRED SUBMITTAL</p> <p>1. SOLAR PANEL AS REQUIRED</p>	<p>A-0 TITLE SHEET A-0.2 BUILDING AREA A-0.2.5 NONCONFORMING WORK VALUATION A-0.3 PERVIOUS & IMPERVIOUS AREA A-0.5 ARTIST'S RENDERINGS A-0.7 AREA PLAN & STREET SCAPE</p> <p>A-1 EXISTING & PROPOSED SITE PLANS A-2 EXISTING FLOOR & ROOF PLANS A-3 PROPOSED FLOOR PLANS A-4 EXISTING & PROPOSED ELEVATIONS A-4.1 EXISTING & PROPOSED ELEVATIONS A-5 BUILDING LONGITUDINAL SECTION A-5.1 BUILDING CROSS SECTION</p> <p>T-1 SURVEY</p>	<p>OWNER</p> <p>GREGORY DIAMOS 650-503-9157 GREGORY.DIAMOS@GMAIL.COM 256 MARMONA DR MENLO PARK, CA 94025</p> <p>ARCHITECT</p> <p>CONTACT: BYUNG KANG KANG ARCHITECTURE STUDIO 650-922-4030 BKANG@KAS-ARCH.COM 1648 ALBEMARLE WAY BURLINGAME, CA 94010</p>																																																																																											
ASSESSOR'S PARCEL MAP	PROJECT SUMMARY		APPLICABLE CODES																																																																																											
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REV#	DATE	DESCRIPTION																		
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	REV#	DATE					DESCRIPTION
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	2	04/18/2024					USE PERMIT 2ND RESUBMITTAL
3	08/14/2024	USE PERMIT 3RD RESUBMITTAL					
3	09/16/2024	USE PERMIT 3RD RESUB. (REV)					

SHEET NUMBER

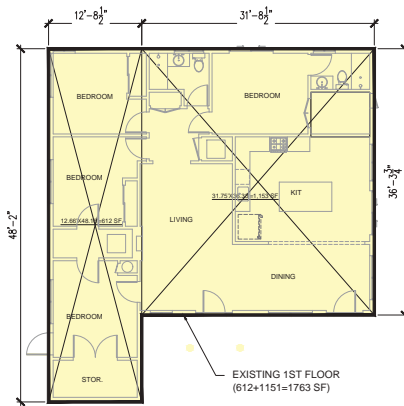
A-0.2

EXISTING DEVELOPMENT			
NON-CONFORMING STRUCTURE TYPE	SQUARE FOOTAGE	CONSTRUCTION COST	EXISTING VALVE
EXISTING 1ST FLOOR	1,764	X \$200/SF	\$352,800
TOTAL	1,764		\$352,800

PROPOSED DEVELOPMENT (2ND FLOOR ADDITION)			
PROPOSED DEVELOPMENT TYPE	SQUARE FOOTAGE	CONSTRUCTION COST	DEVELOPMENT VALVE
CATEGORY 1: NEW SQUARE FOOTAGE			
2ND FLOOR ADDITION	908	X \$200/SF	\$181,600

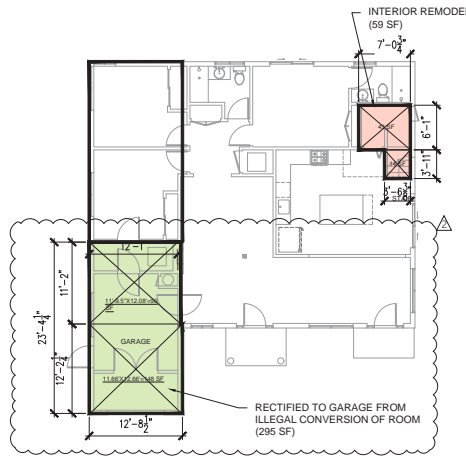
CATEGORY 2: REMODEL OF EXISTING SQUARE FOOTAGE			
RECTIFY TO GARAGE	295	X \$35/SF	\$10,325
REMODEL OF (E) LIVING	59	X \$100/SF	\$5,900

CATEGORY 3: EXTERIOR MODIFICATION OF EXISTING STRUCTURE			
(N)ROOF STRUCTURE O/ EXISTING SQFT	227	X \$50/SF	\$11,350
REPLACEMENT OF (E) DOOR/WIDNOW	76	X \$35/SF	\$2,660
TOTAL	1,209		\$211,835 60.0% (211,835/352,800)

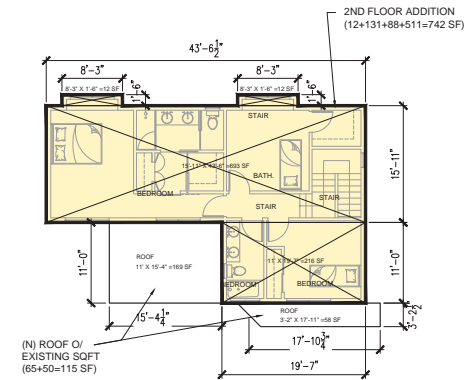


3 EXISTING 1ST FLOOR
S. 1/8"=1'-0"

NOTE: THERE IS NO 2ND FLOOR AT EXISTING CONDITION.



2 1ST FLOOR REMODEL
S. 1/8"=1'-0"

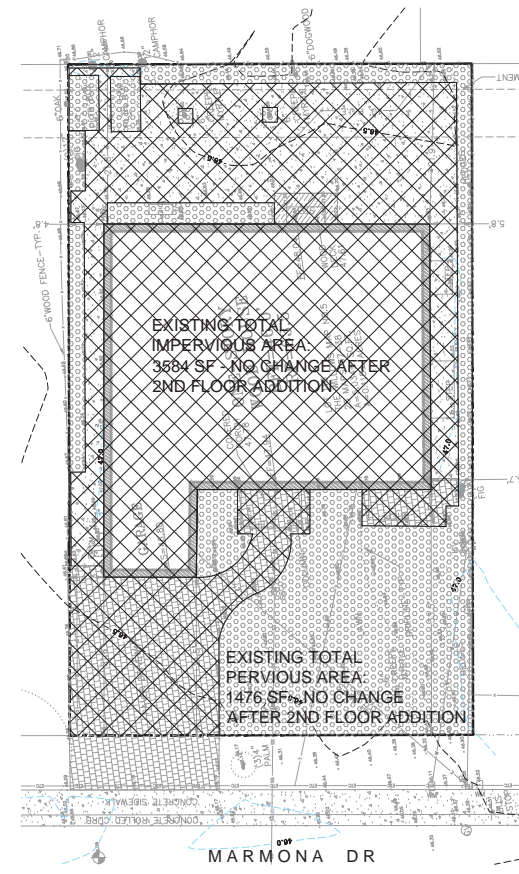


1 NEW 2ND FLOOR ADDITION
S. 1/8"=1'-0"

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	REV#	DATE			DESCRIPTION		GREG DIAMOS 256 MARMONA DR MENLO PARK, CA
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	2	08/14/2024			USE PERMIT 3RD RESUBMITTAL		
3	09/16/2024	USE PERMIT 3RD RESUB. (REV)	SHEET NUMBER A-0.2.5				



1 PERVIOUS & IMPERVIOUS AREA (EXISTING & PROPOSED: NO CHANGE)
 S. 1/8"=1'-0"
 NOTE: REFERENCE TO IMPERVIOUS AREA WORKSHEET

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	2	04/18/2024						USE PERMIT 2ND RESUBMITTAL
3	08/14/2024	USE PERMIT 3RD RESUBMITTAL						
3	09/16/2024	USE PERMIT 3RD RESUB. (REV)						



EXISTING CONDITION



(PROPOSED) VIEW FROM MARMONA DR





(PROPOSED) VIEW FROM MARMONA DR

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	REV#	DATE			DESCRIPTION		GREG DIAMOS 256 MARMONA DR MENLO PARK, CA
	1	08/09/2023			USE PERMIT SUBMITTAL		
	2	04/18/2024			USE PERMIT 2ND RESUBMITTAL		
3	08/14/2024	USE PERMIT 3RD RESUBMITTAL					
						09/16/2024 USE PERMIT 3RD RESUB. (REV)	

Artist's Renderings

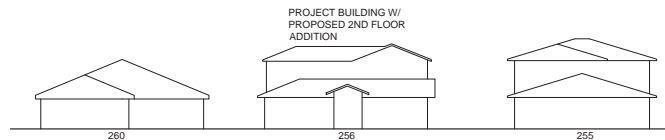
SHEET NUMBER

A-0.5



2 AREA PLAN
S. 1/16"=1'-0"

SPECIAL NOTE:
 1. DISTANCES ARE ROUGHLY BASED ON THE AERIAL PHOTOGRAPH (SOURCE:GOOGLE MAP) TO DEMONSTRATE A GENERAL SENSE OF SCALE BETWEEN BUILDINGS UNLESS OTHERWISE NOTED. THESE NUMBERS DO NOT PROVIDE ANY ENGINEERING OR TECHNICAL REFERENCES. IF IT IS REQUIRED TO PROVIDE ACCURATE DISTANCE TO ADJACENT BUILDINGS, A LICENSED SURVEYOR MUST PERFORM THE FIELD MEASUREMENT. ALSO, ARCHITECT CANNOT CALL OUT ANY DIMENSION FROM EXISTING STRUCTURE TO THE PROPERTY LINE - IT WILL BE A VIOLATION OF THE LAW.
 2. THIS AREA PLAN AND FORMAT (CALLING OUT ROUGH DISTANCES TO OTHER BUILDINGS) WAS REQUIRED BY THE CITY OF MENLO PARK AS A PART OF A USE PERMIT SUBMITTAL.



1 STREETSCAPE
S. 1/16"=1'-0"

NOT FOR CONSTRUCTION **SPECIAL NOTE:** NONCONFORMING WALLS CANNOT BE REBUILT IN THEIR CURRENT LOCATIONS IF DEMOLISHED PAST THE FRAMING MEMBERS.

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	1	04/18/2024			USE PERMIT 2ND RESUBMITTAL		256 MARMONA DR
	2	08/14/2024			USE PERMIT 3RD RESUBMITTAL		MENLO PARK, CA
3	09/16/2024	USE PERMIT 3RD RESUB. (REV)					

Area Plan & Streetscape

SHEET NUMBER

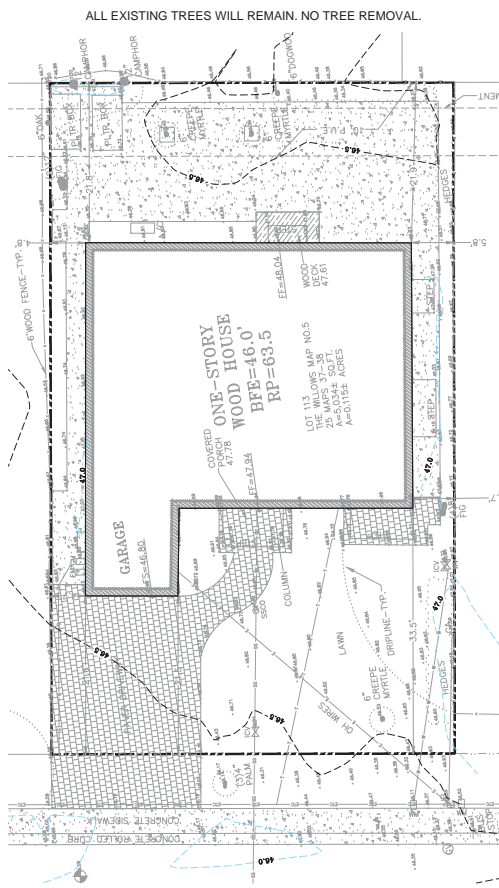
A-0.7

SITE PLAN GENERAL NOTES:

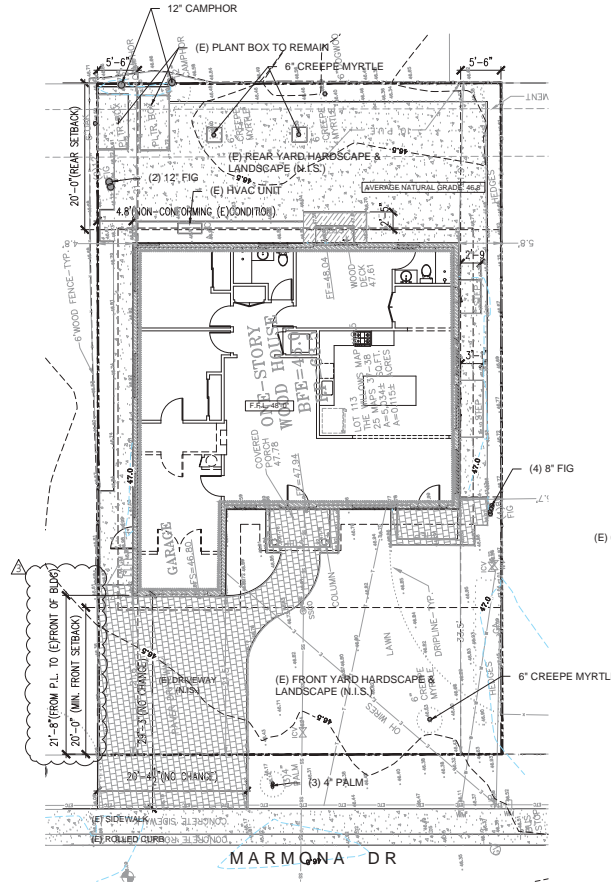
1. PROPERTY LINES SHOWN HERE ARE LOOSELY BASED ON ASSESSOR MAP. GENERAL CONTRACTOR MUST VERIFY LOCATIONS OF PROPERTY LINES AND EXISTING BUILDING.
2. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT. SURFACE
3. WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE
4. WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE BUT NOT ONTO NEIGHBORING PROPERTIES.
5. HVAC OUTDOOR UNIT WILL NOT EXCEED 50 dBA AT NIGHT AND 60 dBA DURING THE DAY AT THE NEAREST RESIDENTIAL PROPERTY LINE.

ALL EXISTING TREES WILL REMAIN.

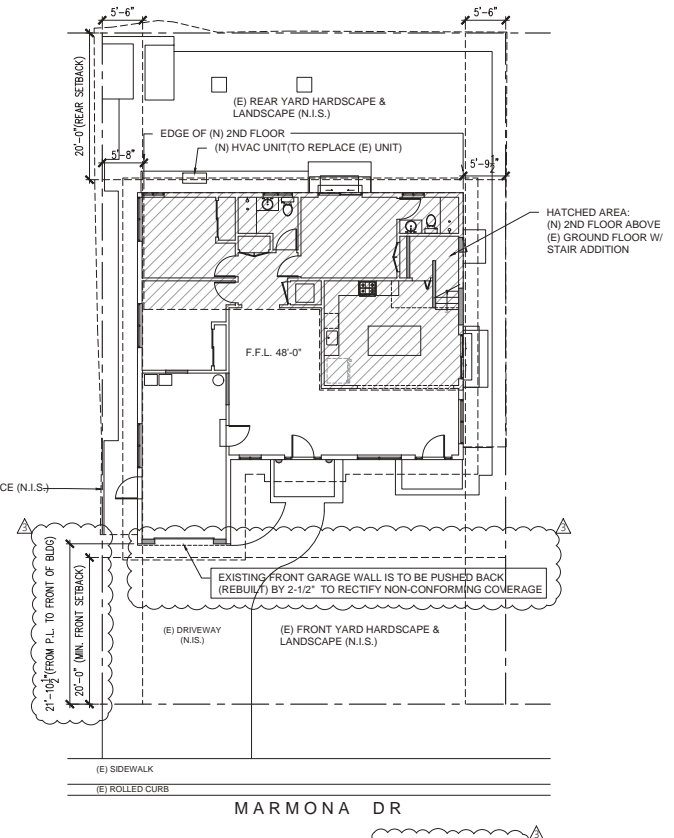
ALL EXISTING TREES WILL REMAIN. NO TREE REMOVAL.



3 SURVEY
S. 1/8"=1'-0"
(FULL SIGNED SURVEY SHEET IN SHEET T-1)



2 EXISTING SITE PLAN
S. 1/8"=1'-0"



1 PROPOSED SITE PLAN
S. 1/8"=1'-0"

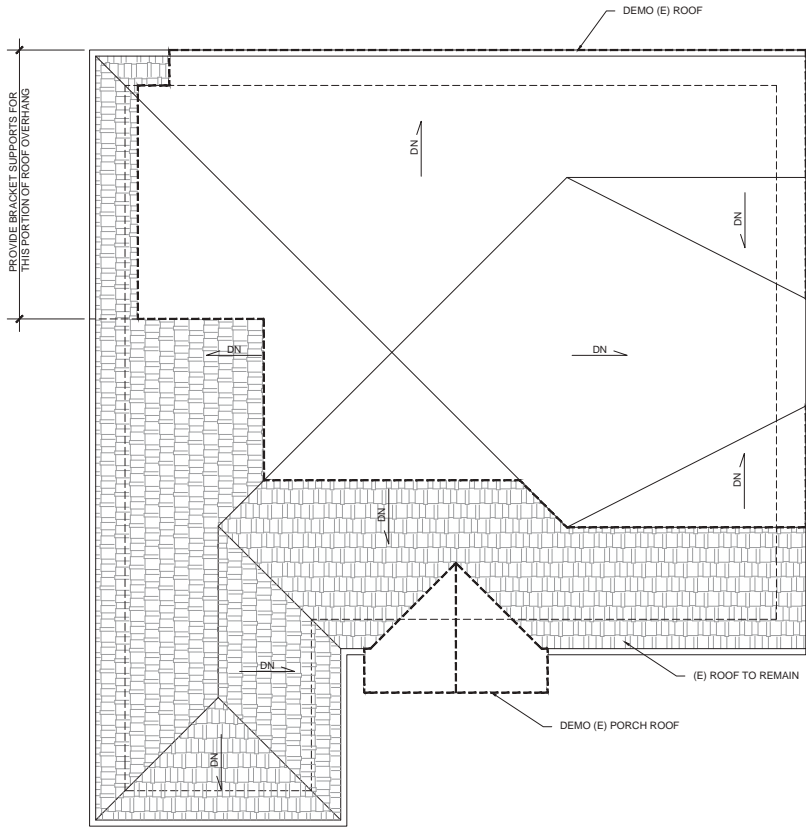
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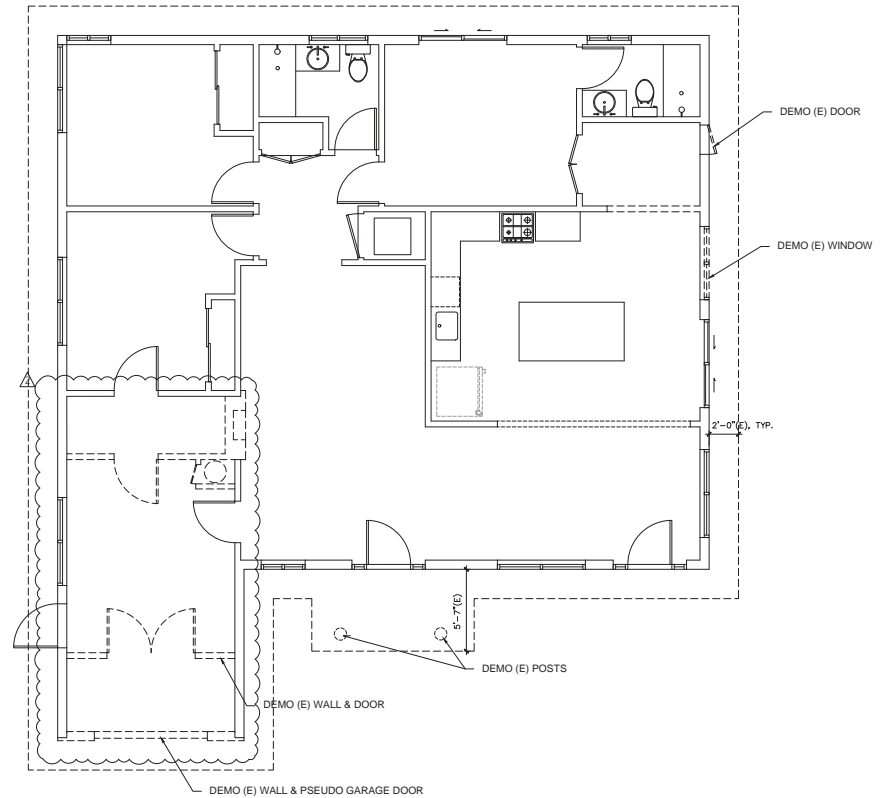
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	SUBMITTAL LOG		ARCHITECT: KANG ARCHITECTURE STUDIO, INC CONTACT: BYUNG KANG PHONE: 650.922.4030 EMAIL: Bkang@KAS-Arch.COM WWW.KAS-Arch.COM		OWNER & PROJECT ADDRESS:	SHEET TITLE:	
	REV#	DATE			DESCRIPTION		GREG DIAMOS 256 MARMONA DR MENLO PARK, CA
	1	08/09/2023			USE PERMIT SUBMITTAL		Existing & Proposed Site Plans
	2	04/18/2024			USE PERMIT 2ND RESUBMITTAL		
3	09/16/2024	USE PERMIT 3RD RESUB. (REV)					

SHEET NUMBER
A-1



2 EXISTING ROOF PLAN & DEMO SCOPE
S. 1/4"=1'-0"



1 EXISTING GROUND FLOOR PLAN & DEMO SCOPE
S. 1/4"=1'-0"

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SUBMITTAL LOG		
REV#	DATE	DESCRIPTION
	08/09/2023	USE PERMIT SUBMITTAL
1	04/18/2024	USE PERMIT 2ND RESUBMITTAL
2	08/14/2024	USE PERMIT 3RD RESUBMITTAL
3	09/16/2024	USE PERMIT 3RD RESUB. (REV)

ARCHITECT:
KANG ARCHITECTURE STUDIO, INC
CONTACT: BYUNG KANG
PHONE: 650.922.4030
EMAIL: BKang@KAS-Arch.COM
WWW.KAS-Arch.COM



EXPIRES: 2024.06.30

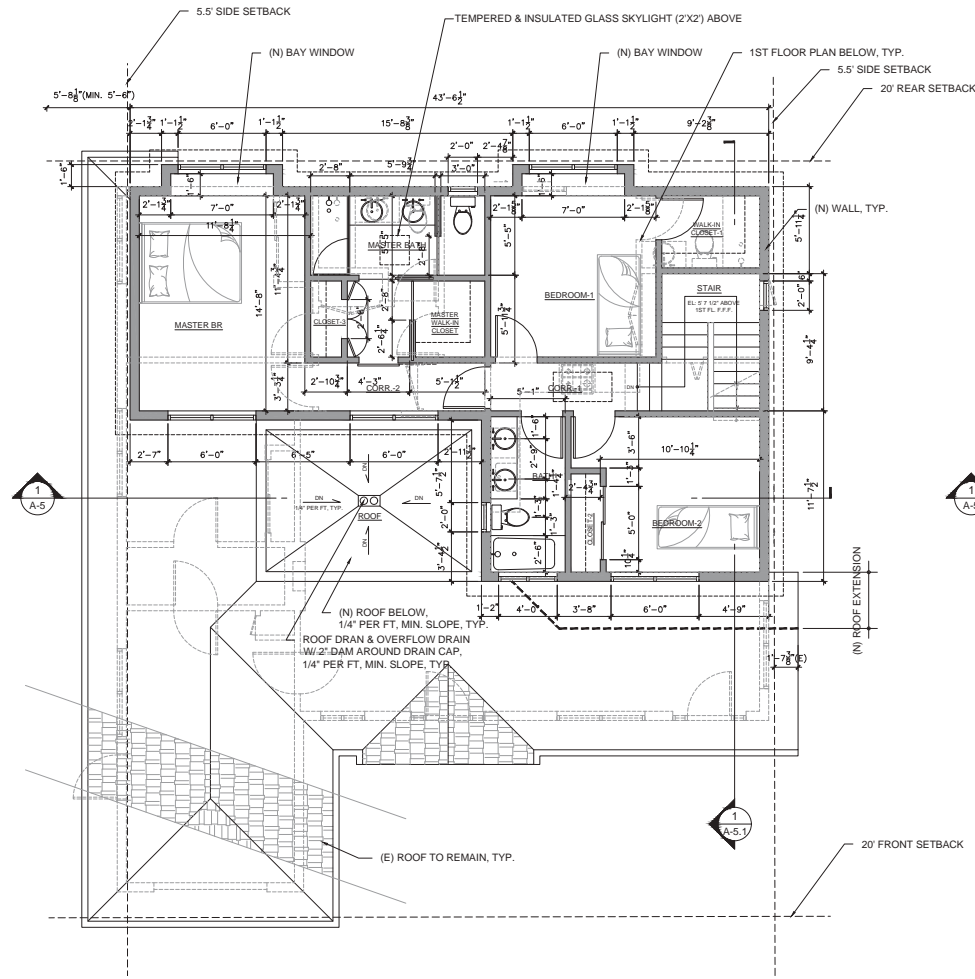
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GREG DIAMOS
256 MARMONA DR
MENLO PARK, CA

SHEET TITLE:

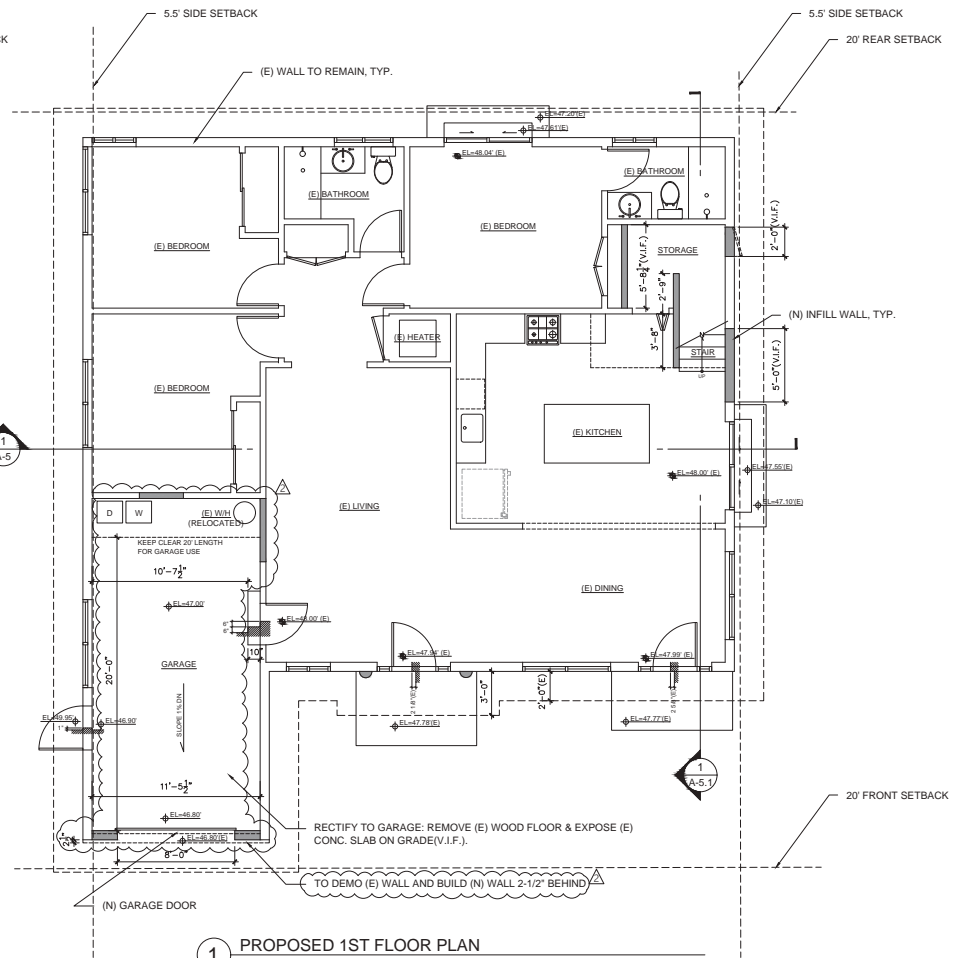
Existing Floor & Roof Plans

SHEET NUMBER

A-2



2 PROPOSED 2ND FLOOR PLAN
S. 1/4"=1'-0"



1 PROPOSED 1ST FLOOR PLAN

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SUBMITTAL LOG		
REV#	DATE	DESCRIPTION
	08/09/2023	USE PERMIT SUBMITTAL
1	04/18/2024	USE PERMIT 2ND RESUBMITTAL
2	08/14/2024	USE PERMIT 3RD RESUBMITTAL
3	09/16/2024	USE PERMIT 3RD RESUB. (REV)

ARCHITECT:
KANG ARCHITECTURE STUDIO, INC
CONTACT: BYUNG KANG
PHONE: 650.922.4030
EMAIL: Bkang@KAS-Arch.COM
WWW.KAS-Arch.COM



EXPIRES: 2024

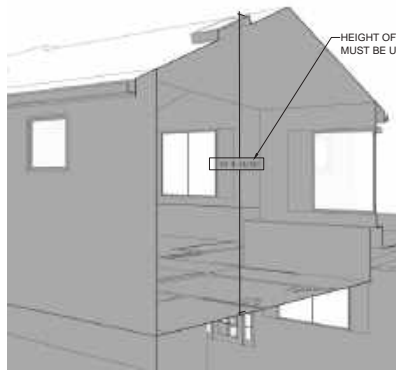
OWNER & PROJECT ADDRESS:
GREG DIAMOS
256 MARMONA DR
MENLO PARK, CA

SHEET TITLE:

Proposed 1st & 2nd Floor Plans

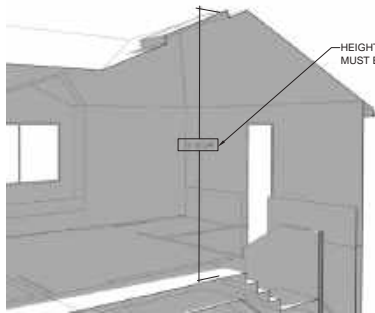
SHEET NUMBER

A-3



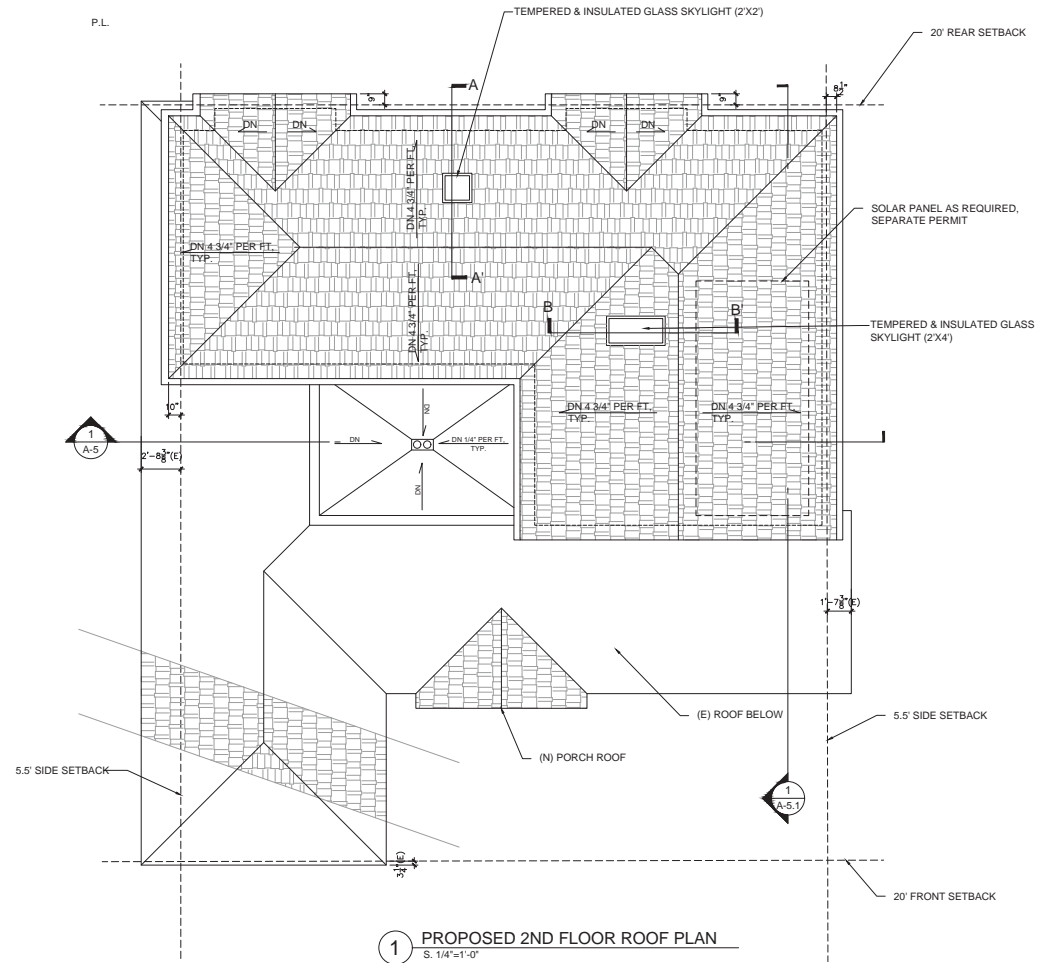
HEIGHT OF SKYLIGHT MEASURED FROM FINISHED FLOOR MUST BE UNDER 12'-0" NOT TO ADD FLOOR AREA.

SEC A-A'



HEIGHT OF SKYLIGHT MEASURED FROM FINISHED FLOOR MUST BE UNDER 12'-0" NOT TO ADD FLOOR AREA.

SEC B-B'



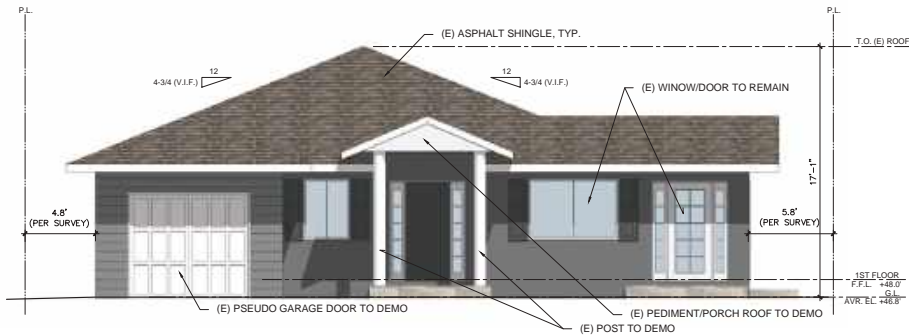
1 PROPOSED 2ND FLOOR ROOF PLAN
S. 1/4"=1'-0"

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	REV#	DATE			DESCRIPTION		GREG DIAMOS
	1	08/09/2023			USE PERMIT SUBMITTAL		256 MARMONA DR
	2	04/18/2024			USE PERMIT 2ND RESUBMITTAL		MENLO PARK, CA
	3	08/14/2024			USE PERMIT 3RD RESUBMITTAL		
	09/16/2024	USE PERMIT 3RD RESUB. (REV)					
<p style="font-size: 24pt; font-weight: bold;">Proposed Roof Plan</p>						SHEET NUMBER <h1 style="font-size: 36pt; font-weight: bold;">A-3.1</h1>	



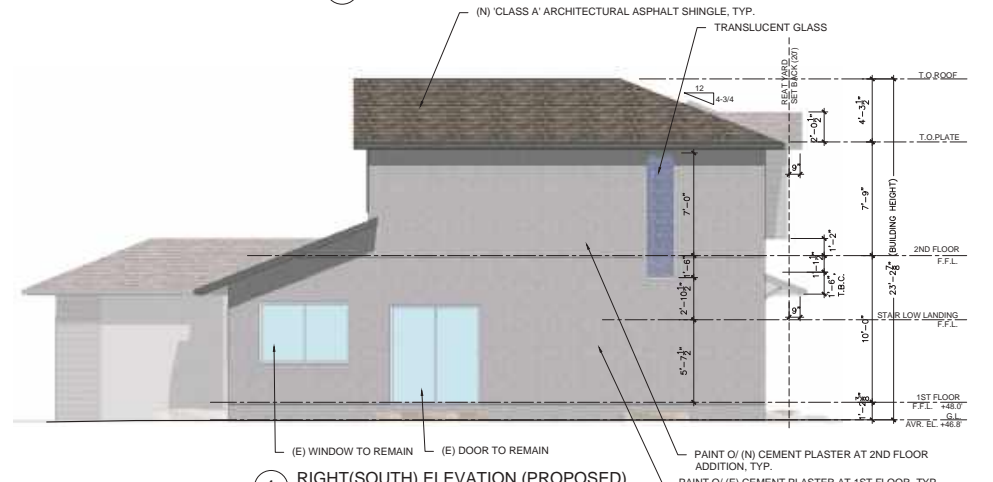
4 FRONT ELEVATION (EXISTING)
S. 1/4"=1'-0"



2 RIGHT ELEVATION (EXISTING)
S. 1/4"=1'-0"



3 FRONT (WEST) ELEVATION (PROPOSED)
S. 1/4"=1'-0"

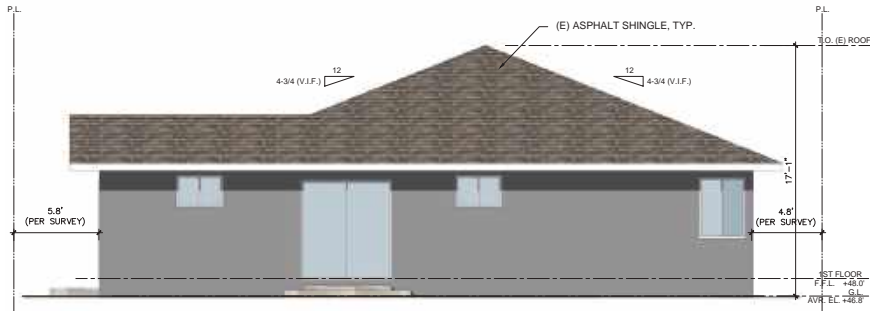


1 RIGHT (SOUTH) ELEVATION (PROPOSED)
S. 1/4"=1'-0"

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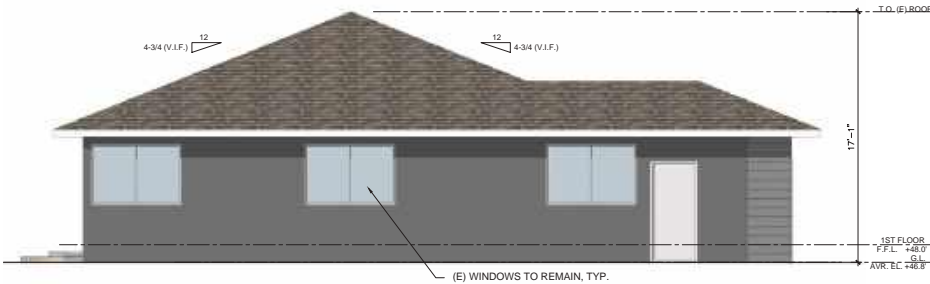
	SUBMITTAL LOG		ARCHITECT : KANG ARCHITECTURE STUDIO, INC CONTACT: BYUNG KANG PHONE: 650.922.4030 EMAIL: Bkang@KAS-Arch.COM WWW.KAS-Arch.COM		OWNER & PROJECT ADDRESS: GREG DIAMOS 256 MARMONA DR MENLO PARK, CA	SHEET TITLE: Existing & Proposed Elevations	SHEET NUMBER A-4	
	REV#	DATE						DESCRIPTION
	1	08/09/2023						USE PERMIT SUBMITTAL
	2	04/18/2024						USE PERMIT 2ND RESUBMITTAL
3	08/14/2024	USE PERMIT 3RD RESUBMITTAL						
3	09/16/2024	USE PERMIT 3RD RESUB. (REV)						



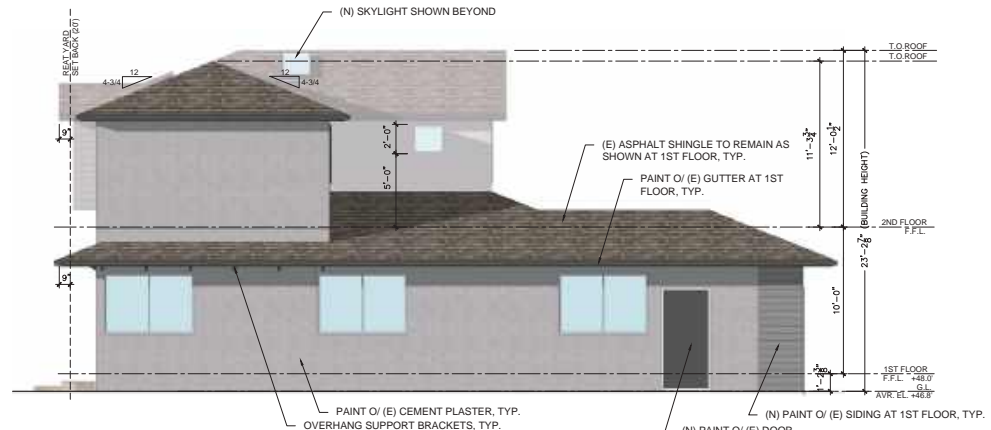
4 REAR ELEVATION (EXISTING)
S. 1/4"=1'-0"



3 REAR (EAST) ELEVATION (PROPOSED)
S. 1/4"=1'-0"



2 LEFT ELEVATION (EXISTING)
S. 1/4"=1'-0"



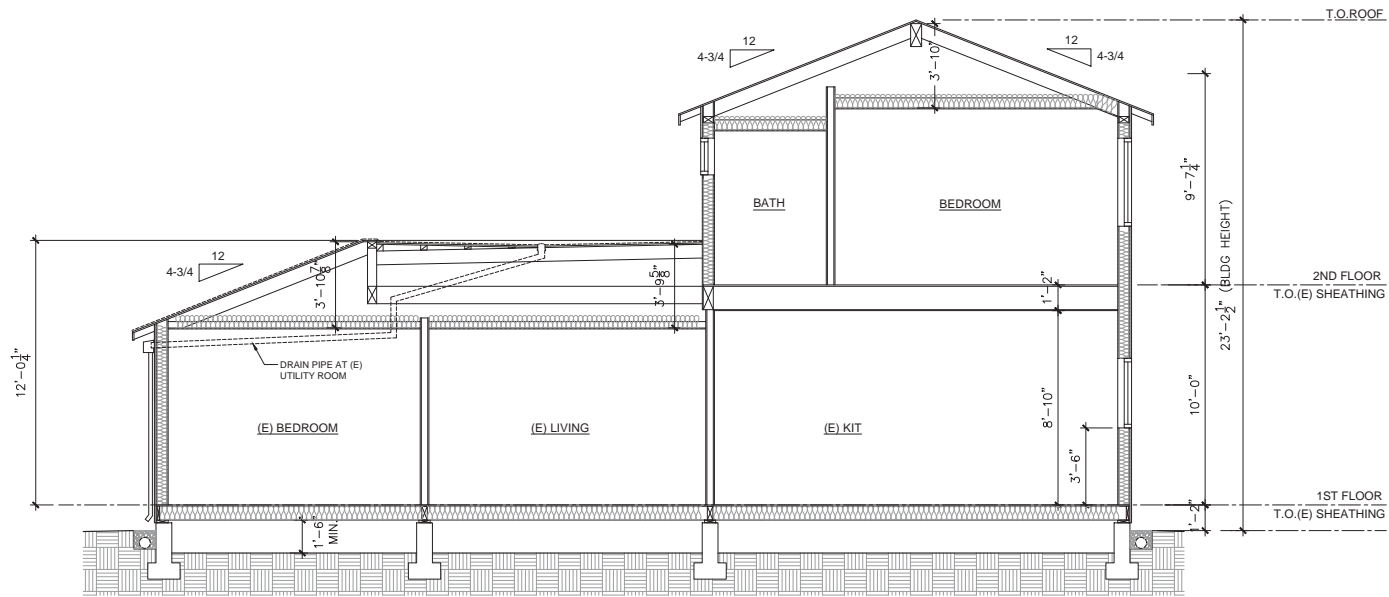
1 LEFT (NORTH) ELEVATION (PROPOSED)
S. 1/4"=1'-0"

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	REV#	DATE			DESCRIPTION		GREG DIAMOS
	1	04/18/2024			USE PERMIT 2ND RESUBMITTAL		256 MARMONA DR
	2	08/14/2024			USE PERMIT 3RD RESUBMITTAL		MENLO PARK, CA
3	09/16/2024	USE PERMIT 3RD RESUB. (REV)					
					Existing & Proposed Elevations		
					SHEET NUMBER A-4.1		





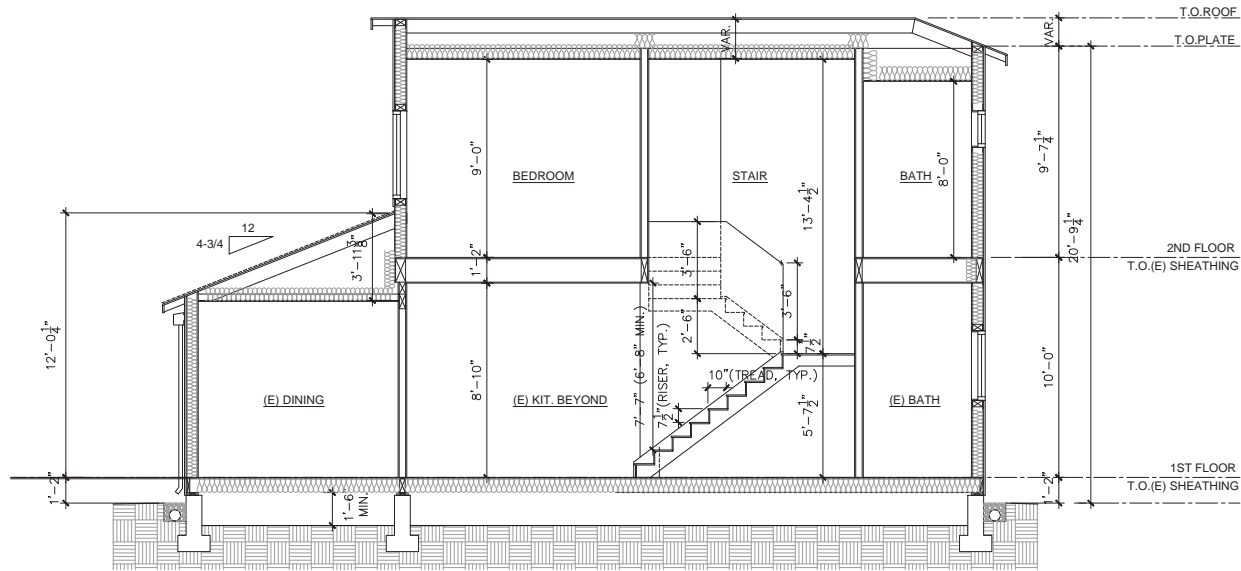
1 BUILDING LONGITUDINAL SECTION
S. 1/4"=1'-0"

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	SUBMITTAL LOG		ARCHITECT : KANG ARCHITECTURE STUDIO, INC CONTACT: BYUNG KANG PHONE: 650.922.4030 EMAIL: bkang@KAS-Arch.COM WWW.KAS-Arch.COM		OWNER & PROJECT ADDRESS: GREG DIAMOS 256 MARMONA DR MENLO PARK, CA	SHEET TITLE: BUILDING LONGITUDINAL SECTION	SHEET NUMBER: A-5	
	REV#	DATE						DESCRIPTION
	1	08/09/2023						USE PERMIT SUBMITTAL
	2	04/18/2024						USE PERMIT 2ND RESUBMITTAL
3	08/14/2024	USE PERMIT 3RD RESUBMITTAL						
	3	09/16/2024	USE PERMIT 3RD RESUB. (REV)					





1 BUILDING CROSS SECTION
S. 1/4"=1'-0"

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	REV#	DATE						DESCRIPTION
	1	08/09/2023						USE PERMIT SUBMITTAL
	2	04/18/2024						USE PERMIT 2ND RESUBMITTAL
3	08/14/2024	USE PERMIT 3RD RESUBMITTAL						
3	09/16/2024	USE PERMIT 3RD RESUB. (REV)						

LEGEND

- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- X- FENCE LINE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- JOINT POLE
- FINISH FLOOR
- GUY ANCHOR
- XX' TREE
- TREE SIZE AND TYPE AS NOTED
- G- GAS LINE
- W- WATER LINE
- CONCRETE
- GM GAS METER

ABBREVIATIONS

- FL FLOWLINE
- TC TOP OF CURB
- EP EDGE OF PAVEMENT
- CONC CONCRETE
- LIP LIP OF GUTTER
- GS GROUND SHOT
- AD AREA DRAIN
- FF FINISH FLOOR
- BSL BUILDING SETBACK LINE

SURVEYOR'S NOTE:

1. DATE OF SURVEY: JUNE 20, 2020.
2. UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY.
3. TREES SHOWN ARE THOSE OF SIZE SIGNIFICANCE. THE SITE CONTAINS OTHER TREES UNDER 6" AND ARE NOT SHOWN FOR MAP CLARITY. TREE CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE OF THE SURVEYOR. AN ARBORIST MUST SPECIFY ACTUAL TREE TYPE.
4. MAIN STRUCTURE AND APPURTENANT STRUCTURES ARE BASED UPON THE BEST EFFORTS OF THE SURVEY CREW. SOME ELEMENTS MAY BE MISSING AND CHECKS BY THE ARCHITECTS OFFICE WILL BE NECESSARY BEFORE DESIGN WORK.

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 46.09'
(NAVD 88 DATUM)

BENCHMARK

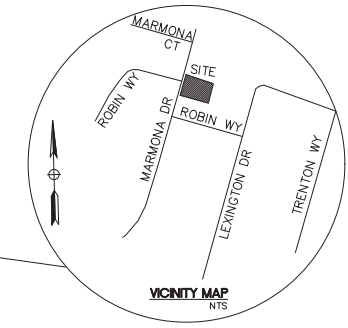
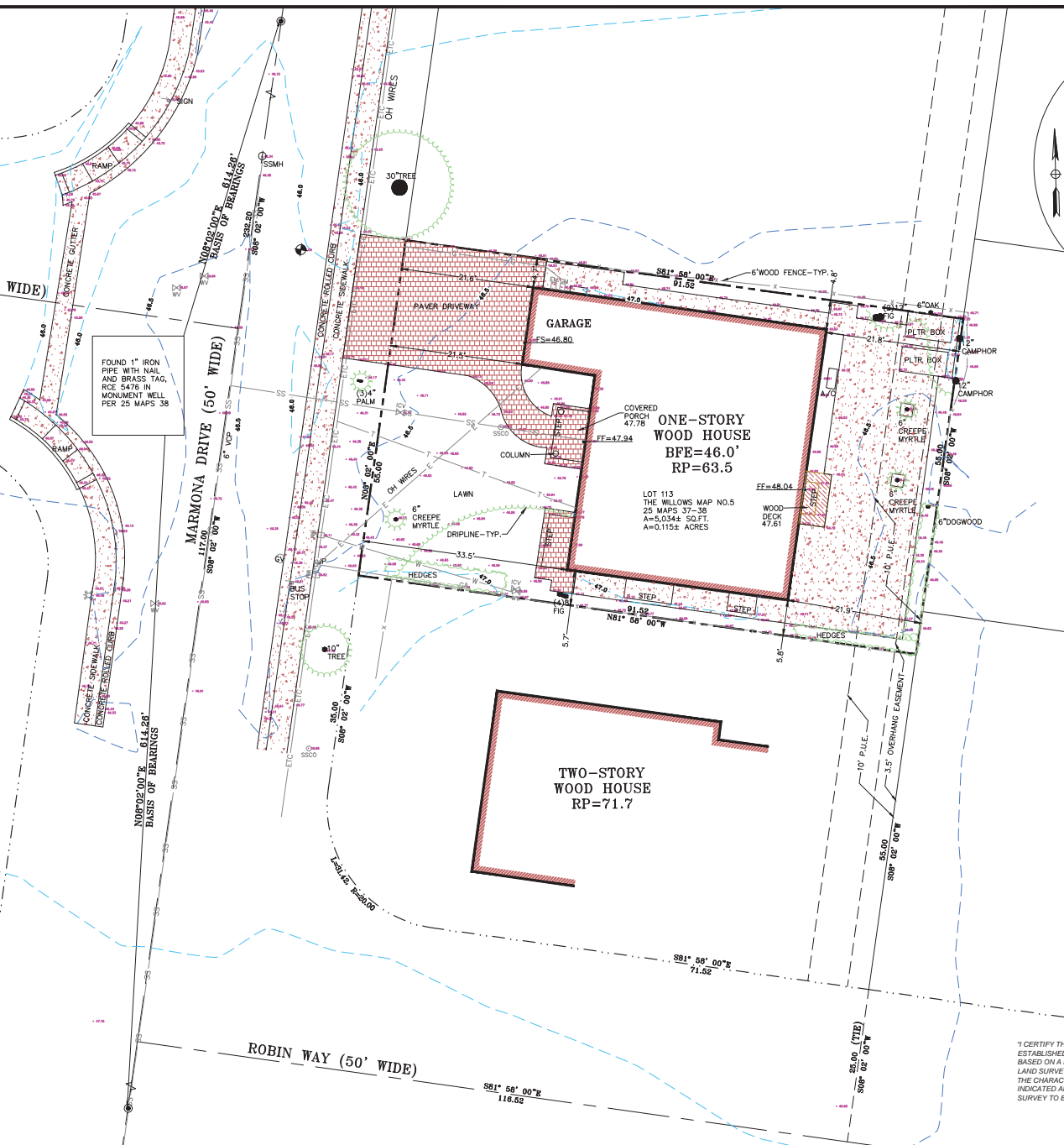
SANTA CLARA VALLEY WATER DISTRICT
BMA45
BRASS DISK ON TOP OF CONCRETE ISLAND AT THE SOUTHWESTERLY CORNER OF UNIVERSITY AVENUE AND WOODLAND AVENUE.
ELEVATION = 37.42'
(NAVD88)

FLOOD ZONE

FLOOD ZONE: AE 100-YEAR BASE FLOOD ELEVATION (BFE): 46.0' (NAVD88-DATUM) PER CURRENT FLOOD INSURANCE RATE MAP (FIRM) FEMA FLOOD INSURANCE RATE MAP NO. 18081C0308E EFFECTIVE DATE: OCTOBER 16, 2012

BASIS OF BEARINGS

THE BEARING NORTH 09°02'00" EAST BETWEEN FOUND MONUMENTS ON THE CENTERLINE OF MARMONA DRIVE AS SHOWN ON TRACT NO. 552, FILED IN BOOK 25 OF MAPS AT PAGE 38, SAN MATEO COUNTY RECORDS, IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.



NIR ENGINEERING SERVICES CO.

BRIAN L. STOCKINGER PLS 6995
535 WEYBROOKE DRIVE, SAN JOSE, CA 95123
(408) 348-7813
nirengineering@yahoo.com

TOPOGRAPHIC AND BOUNDARY SURVEY

256 MARMONA DRIVE

APN 062-541-020

CALIFORNIA

SAN MATEO COUNTY

DATE	BY	CHK	SHEET NO.	TOTAL SHEETS
			1	1
JOB NO.				
CAD FILE:				

I CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYORS ACT. ALL MONUMENTS FOUND ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRIAN L. STOCKINGER
PLS 6995
EXPIRES 9-30-23



Project Description

Date: 8/9/2023

Project Address: 256 Marmona Dr, Menlo Park, CA
Owner: Greg Damos (same address)
gregory.damos@gmail.com
650-503-9157
Architect: Byung Kang
1648 Albemarle Way, Burlingame, CA
bkang@kas-arch.com
650-922-4030
Application: Use Permit

Project Scope: 2nd floor addition with two bedrooms and two bathrooms above existing 1-story single family house with four bedrooms and two bathrooms. Restoration of attached garage that has been used as an office from the previous owner is also a project scope.

Non-confirming Conditions: This single-family 2nd floor addition project has existing non-confirming conditions as follows (This has been back and forth communicated with Christine Begin, planning technician, and the owner was directed to apply for a use permit):

1. Side setback: Left side setback is 4.8' while 5' is min. required. This condition will remain.
2. Lot Coverage slightly exceeding max. 35%: Some portion of existing building will be removed to comply.

New 2nd floor addition will comply all current zoning regulations including setback, coverage, FAR, building height, daylight plane, etc.

Existing house has cement plaster finish and 2nd floor addition will use the same material. This addition will not change the character of existing style of the house. This house does not have historical significance.

Prepared by Byung Kang

Feedback from Neighbors on Renovation Project Design

Dear Connor,

I am writing to provide feedback from neighbors on the schematic design of the new renovation project. As a concerned member of the community, I believe it is important to ensure that the project is designed in a way that benefits everyone involved.

I interviewed neighbors at the following addresses. Their homes share a border with our lot. Their comments are included below.

255 Robin way. This house borders to the south. It shares a side fence. Kim Tomsen is the owner. She reviewed the plans and suggested that we should change the windows on the proposed staircase because they would face directly into the master bedroom. We discussed the timeline of the project.

307 Lexington drive. This house borders to the east. It shares a back fence. I talked to the owner Gigi. She reviewed the schematic design. Overall she was concerned that the second story might obstruct the view of some trees from their backyard. She was also concerned about the back left second story window as it might face into one of her bedrooms. We discussed the timeline of the project.

260 marmona dr. This house borders to the north. It shares a side fence. This is a rental home and the owner wasn't present.

Sincerely,

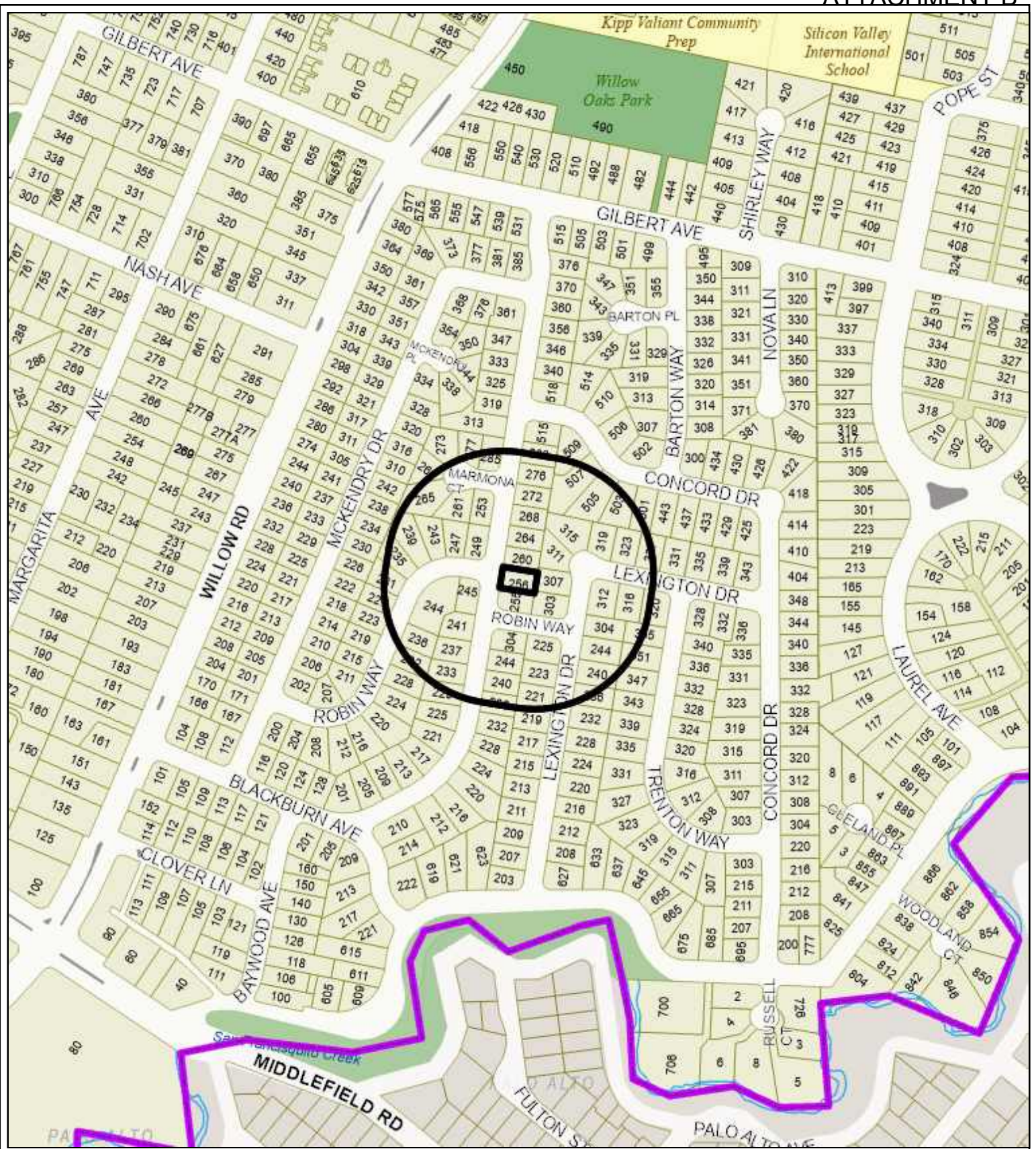
A handwritten signature in black ink, appearing to read 'Greg Diamos', with a large, stylized initial 'G' and 'D'.

Greg Diamos
256 Marmona Dr
Menlo Park, CA 94025

<p>LOCATION: 256 Marmona Drive</p>	<p>PROJECT NUMBER: PLN2023-00032</p>	<p>APPLICANT: Byung Kang</p>	<p>OWNER: Greg Damos</p>
<p>PROJECT CONDITIONS:</p> <ol style="list-style-type: none"> 1. The use permit shall be subject to the following standard conditions: <ol style="list-style-type: none"> a. The applicant shall be required to apply for a building permit within one year from the date of approval (by September 23, 2025) for the use permit to remain in effect. b. Development of the project shall be substantially in conformance with the plans prepared by Kang Architecture Studio consisting of 15 plan sheets, dated received September 17, 2024 and approved by the Planning Commission on September 23, 2024, except as modified by the conditions contained herein, subject to review and approval of the Planning Division. c. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project. d. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project. e. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes. f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division. g. 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. 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. 			

256 Marmona Drive – ATT A Ex. C – Conditions of Approval

LOCATION: 256 Marmona Drive	PROJECT NUMBER: PLN2023-00032	APPLICANT: Byung Kang	OWNER: Greg Damos
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.			



City of Menlo Park
 Location Map
 256 Marmona Drive



256 Marmona Drive – Attachment C: Data Table

	PROPOSED PROJECT		EXISTING PROJECT		ZONING ORDINANCE	
Lot area	5,034	sf	5,034	sf	7,000	sf min
Lot width	55	ft	55	ft	65	ft min
Lot depth	91.5	ft	91.5	ft	100	ft min
Setbacks						
Front	21.9	ft	21.6	ft	20	ft min
Rear	21.8	ft	21.8	ft	20	ft min
Side (left)	4.7	ft	4.7	ft	10% of minimum lot width but no less than 5 ft	
Side (right)	5.7	ft	5.7	ft		
Building coverage	1,761	sf	1,764	sf	1,762	sf max
	35	%	36*	%	35	% max
FAL (Floor Area Limit)	2,669	sf	1,764	sf	2,800	sf max
Square footage by floor	1,466	sf/1 st	1,764	sf/1 st		
	908	sf/2 nd	30	sf/covered porch		
	295	sf/garage				
Square footage of buildings	2,669	sf	1,794	sf		
Building height	23.1	ft	17.1	ft	28	ft max
Parking	1 covered space		0 spaces		1 covered and 1 uncovered space	
Note: Areas shown highlighted indicate a nonconforming or substandard situation						
Trees	Heritage trees	0	Non-Heritage trees	8	New trees	0
	Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	0	Total Number of trees	8

* The existing building coverage would be compliant for a single-story residence, but not for the proposed two-story residence.



STAFF REPORT

Planning Commission

Meeting Date:

9/23/2024

Staff Report Number:

24-040-PC

Public Hearing:

Consider and adopt a resolution to approve a use permit to demolish an existing single-story, single-family residence and detached garage and construct a new two-story, single-family residence with a basement on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district located at 316 Princeton Road, 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 a future detached accessory dwelling unit (ADU), which is a permitted use and not subject to discretionary review.

Recommendation

Staff recommends that the Planning Commission adopt a resolution approving a use permit to demolish an existing single-story, single-family residence and detached garage and construct a new two-story, single-family residence with a basement on a substandard lot with regard to minimum lot width in the R-1-U zoning district, at 316 Princeton Road. The proposal includes a future detached accessory dwelling unit (ADU), which is a permitted use and not subject to discretionary review. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

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

Background

Site location

Using Princeton Road in an east-west orientation, the subject parcel sits on the north side of Princeton Road between College Avenue and Cambridge Avenue, in the Allied Arts neighborhood. All properties in the immediate vicinity to the subject property are also located in the R-1-U zoning district. Neighboring residences are one- and two-story homes of varying designs. A location map is included as Attachment B.

Analysis

Project description

The subject property is currently occupied by a single-story, single-family residence and a two-car detached

garage built in 1930. The applicant is proposing to demolish the existing residence and construct an approximately 2,925-square-foot two-story, single-family residence consisting of five bedrooms, four and one-half bathrooms, and an attached two-car garage. The residence would include a basement, with all lightwells in compliance with the setback requirements. The future detached ADU would be located at the rear of the property and would not require further Planning Commission review.

The lot is substandard with regard to minimum lot width, with a width of 50 feet where a minimum of 65 feet is required, meaning the proposal triggers the need for a use permit to allow a new two-story residence on a substandard lot.

The proposed residence would meet all Zoning Ordinance requirements for setbacks, lot coverage, floor area limit (FAL), daylight plane, height, and parking. Of particular note with regard to Zoning Ordinance requirements:

- The total proposed FAL would be 2,925 square feet, exactly matching the maximum permitted for this size parcel.
 - The 1,677-square-foot basement would not be included in the FAL total, per the Zoning Ordinance definition of floor area.
 - The future ADU would not have to adhere to the maximum FAL given that it would be less than or equal to 800 square feet in size.
- The residence would have a rear setback of 70.4 feet, significantly exceeding the minimum of 20 feet.
- A covered deck (labeled “balcony”) would be located along the rear of the second floor.
 - The deck would be set back approximately 79.4 feet from the rear property line where 30 feet is required.
 - The deck would be fully in compliance with the 20-foot side setback on the right side.
 - On the left side, a portion of the usable deck area would be within the 20-foot side setback, although the covered roof and a short return wall would limit views/noise from that area, which staff believes results in compliance with the side setback requirement.

The project plans and the applicant’s project description letter are included as Attachment A, Exhibits A and B respectively. A data table summarizing parcel and project attributes is included as Attachment C.

Design and materials

The proposed residence would be constructed in a modern farmhouse style consisting of clean lines, a simple color palette (involving lots of black, white, and natural wood tones) and a mix of natural materials for the exterior walls with a gabled metal roof. The residence would be finished with large, floor-to-ceiling picture windows to provide expansive views and natural light, enhancing the indoor-outdoor connection. Windows on the ground floor, facing the backyard would be framed in black, which would contrast with the building’s dark wood siding, giving a modern edge to the traditional form. Columns supporting the porch and portions of the upper structure would be made of stucco to match the dark windows. The shift from a detached garage to an attached, front-loading garage would increase the visual prominence of the parking, although this garage configuration is relatively common in this area.

Trees and landscaping

The applicant submitted an arborist report (Attachment A, Exhibit D), detailing the species, size, and conditions of on-site and nearby trees. A total of fourteen trees were assessed, of which two are street trees. Three non-protected trees are proposed to be removed as part of the proposed project: trees #8, #9, and #12 are proposed to be removed to create a more aesthetic backyard and prepare for the future ADU.

These trees are in “low” to “fair” condition. Table 1 provides more details on the three non-heritage proposed to be removed.

Tree number	Species	Size (DBH, in inches)	Disposition	Notes
8	Deodar cedar	4.5”	To be removed at a later date	Non-Heritage
9	Lemon	5”	To be removed at a later date	Non-Heritage
12	Olive	Cluster of 2” stems	Remove	Non-Heritage

To protect the trees on and near the site, the arborist report has identified such measures as tree protective fencing, root buffers, mulch, and irrigation. In response to the project arborist’s direction, the original driveway proposal has been revised to provide a greater buffer for Tree #1. If trenching would be required through a tree protection zone, the arborist report shows a minimum distance from the trunk that trenching or root cutting can occur. Heritage tree and street tree protection measures would be implemented and ensured as part of condition 1h.

Correspondence

As stated in the project description letter, the applicant indicates they conducted neighborhood outreach, through hosting a meeting to discuss the project with neighbors on May 19, 2024, the results of which are included in the project description letter. These three letters from neighbors representing both side properties and the residence directly across the street do not register any opposition to the project. These are included as Attachment A, Exhibit B.

Conclusion

Staff believes the farm house design and simple colors would blend in with other homes in the neighborhood and add to the architectural variation of the neighborhood. The proposed basement lightwells would comply with the setbacks requirements. The driveway would be curved to protect the street tree. The architectural style would be well-proportioned and generally attractive. 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 & Correspondence
 - C. Conditions of Approval
 - D. Arborist Report
- B. Location Map
- C. Data Table

Report prepared by:
Christine Begin, Planning Technician

Report reviewed by:
Thomas Rogers, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2024- 0xx

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 DETACHED GARAGE AND CONSTRUCT A NEW TWO-STORY, SINGLE-FAMILY RESIDENCE WITH A BASEMENT ON A SUBSTANDARD LOT WITH REGARD TO MINIMUM LOT WIDTH IN THE R-1-U (SINGLE FAMILY URBAN RESIDENTIAL) ZONING DISTRICT, AT 316 PRINCETON ROAD.

WHEREAS, the City of Menlo Park (“City”) received an application requesting a use permit to demolish an existing single-story, single-family residence and detached garage and construct a new two-story, single-family residence on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district (collectively, the “Project”) from Ali Zaghi (“Applicant”) located at 316 Princeton Road (APN 071-394-280) (“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 Residential (R-1-U) district. The R-1-U district supports single-family residential uses; and

WHEREAS, the proposed project would comply with all objective standards of the R-1-U district; and

WHEREAS, the Applicant submitted an arborist report prepared by Allcons Group Inc., incorporated herein as Exhibit D, 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 and street trees in the vicinity of the project; and

WHEREAS, the proposed Project was reviewed by the Engineering Division and found to be in compliance with City standards; 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 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 September 23, 2024, 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, single-family residence on a substandard lot with regard to minimum lot width, 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 issuance of a use permit and the project conforms to applicable zoning standards, including, but not limited to, maximum floor area limit and maximum building coverage.

- b. The proposed residence would include a conforming number of off-street parking spaces because one covered and one uncovered parking space outside the front setback would be required at a minimum, and two covered parking spaces are provided.
- 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 proposed residence would be located in a single-family neighborhood and has been designed in a way to complement the existing scale of surrounding homes.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2024-00022, 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 exempt 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 September 23, 2024, 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 September, 2024.

PC Liaison Signature

Kyle Perata
Assistant Community Development Director
City of Menlo Park

Exhibits

- A. Project plans
- B. Project description letter & Correspondence
- C. Conditions of approval
- D. Arborist Report

316 PRINCETON RD
 MENLO PARK, CA
 APN #: 071394280



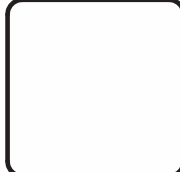
CONTRACTOR
 ALLCONS GROUP INC.
 2780 FORTY FIFTH BLVD SUITE 100
 CUPERTINO, CA 95014
 (415) 961-8000
 ALLCONS@GMAIL.COM

PROFESSIONAL ENGINEER
 JOHN RAYMOND KAMAL
 CUPERTINO, CA 95014
 950-764-7674

TITLE SHEET

316 Princeton Rd
 Menlo Park, CA 94025

John & Fay Kamal
 CONSTRUCTION DOCUMENTS



DESIGNER
 SA STUDIO
 Consulting Architect
 Tel: 408.332.3640
 email: sstudio@gmail.com

PROJECT NAME
 Princeton

DATE: 05/23/2024

DRAWN BY: SA STUDIO

CHECKED BY:

REVISIONS

No.	Description	Date

CONSTRUCTION DOCUMENTS

COVER SHEET

GO.00

5/29/2024 4:03:52 PM

SITE DATA

ASSESSOR PARCEL NUMBER: 071394280
 LOT SIZE: 7,500 SF
 ZONING: R-1-U
 OCCUPANCY GROUP: R-3-U
 CONSTRUCTION TYPE: V-B
 NUMBER OF STORIES: TWO STORY
 FIRE PROTECTION: YES (DEFERRED SUBMITTAL)
 FLOOD ZONE: X

(N) BEDROOMS #: 5
 (N) BATHROOM #: 6
 (N) PARKING STALLS #: 2

F.A.L. AND LOT COVERAGE REQUIREMENTS:

FLOOR AREA LIMIT: THE MAXIMUM BUILDING FLOOR AREA SHALL BE ESTABLISHED ACCORDING TO THE FOLLOWING TABLE

SITE TOTAL AREA	MAXIMUM FLOOR AREA
7,500 SQFT	2,800 SQFT + 0.25(LOT AREA - 7,000 SQFT) + 7,411

MAX. F.A.L. CALCULATION:
 2,800 SQFT + 0.25(7,500 SQFT - 7,000 SQFT) = **2,838 SQFT**

LOT COVERAGE REQUIREMENT:

THE MAXIMUM BUILDING SITE COVERAGE AREA RATIO SHALL BE .35 (35 PERCENT)

LOT COVERAGE CALCULATION:
 REQUIRED: 7,500 SQ.FT. x 0.35 = **2,625 SQ.FT.**

EXISTING SETBACKS

SETBACKS	REQUIRED SETBACK	EXISTING SETBACK
FRONT OF STRUCTURE	20' - 0"	22' - 9 1/2"
REAR OF STRUCTURE	20' - 0"	91' - 5 1/8"
RIGHT SIDE	5' - 0"	8' - 8 1/32"
LEFT SIDE	5' - 0"	7' - 2 4/8"

PROPOSED SETBACKS

SETBACKS	REQUIRED SETBACK	PROPOSED SETBACK
FRONT OF STRUCTURE	20' - 0"	20' - 0"
REAR OF STRUCTURE	20' - 0"	79' - 4"
RIGHT SIDE	5' - 0"	5' - 0"
LEFT SIDE	5' - 0"	5' - 0"

HEIGHTS

EXISTING HEIGHT	PROPOSED HEIGHT	MAX. HEIGHT
-13' - 0"	29' - 0"	28' - 0"

F.A.L. CALCULATION

SPACE	AREA
1ST FIN. FL.	
FAMILY ROOM	224 ft²
FOYER	74 ft²
GARAGE	448 ft²
LIVING/KITCHEN	674 ft²
PWDR/STAIRS/MUD	255 ft²
TOTAL	1675 ft²
Level 2	
BEDROOM 3	224 ft²
BEDROOM 4	360 ft²
HALLWAY/BATH	86 ft²
M. BATH	139 ft²
M. BEDROOM	313 ft²
M. W.I.C./HALLWAY	122 ft²
STAIRS GAP	2 ft²
STAIRS WALL	4 ft²
TOTAL	1250 ft²
TOTAL	2925 ft²

LOT COVERAGE AREA

SPACE	AREA
1ST FIN. FL.	
COVERED AREA	14 ft²
COVERED AREA	29 ft²
COVERED FRONT PORCH	65 ft²
COVERED PATIO	200 ft²
FAMILY ROOM	224 ft²
FOYER	74 ft²
GARAGE	448 ft²
LIVING/KITCHEN	674 ft²
PWDR/STAIRS/MUD	255 ft²
TOTAL	1984 ft²

SHEET INDEX

- G0.00 COVER SHEET
- G0.02 SITE SURVEY
- G0.03 SITE SURVEY
- G0.04 NEIGHBORHOOD CONTEXT AREA PLAN & STREET SCAPE
- D0.01 EXISTING & DEMOLITION FLOOR PLANS
- A01.00 SITE PLAN
- A02.00 PROPOSED BASEMENT FLOOR PLAN
- A02.01 PROPOSED 1ST FLOOR
- A02.02 PROPOSED 2ND FLOOR PLAN
- A02.04 PROPOSED ROOF PLAN
- A02.05 FLOOR AREA KEY
- A02.06 PROPOSED ELECTRIC PLAN
- A03.00 PROPOSED ELEVATIONS
- A03.01 PROPOSED ELEVATIONS
- A03.02 PROPOSED ADU ELEVATIONS
- A04.00 SECTIONS
- T-1.1 TREE PROTECTION PLAN
- T-1.2 TREE PROTECTION PLAN
- T-1.3 TREE PROTECTION PLAN

APPLICABLE CODE

CALIFORNIA RESIDENTIAL 2022 EDITION
 CALIFORNIA BUILDING 2022 EDITION
 CALIFORNIA MECHANICAL 2022 EDITION
 CALIFORNIA PLUMBING 2022 EDITION
 CALIFORNIA ELECTRICAL 2022 EDITION
 CALIFORNIA ENERGY 2022 EDITION
 CALIFORNIA FIRE: 2022 EDITION
 CALIFORNIA GREEN BUILDING STANDARDS 2022 EDITION
 ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.



VICINITY MAP



PARCEL MAP



LEGEND

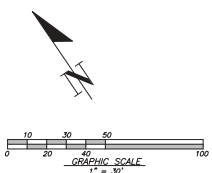
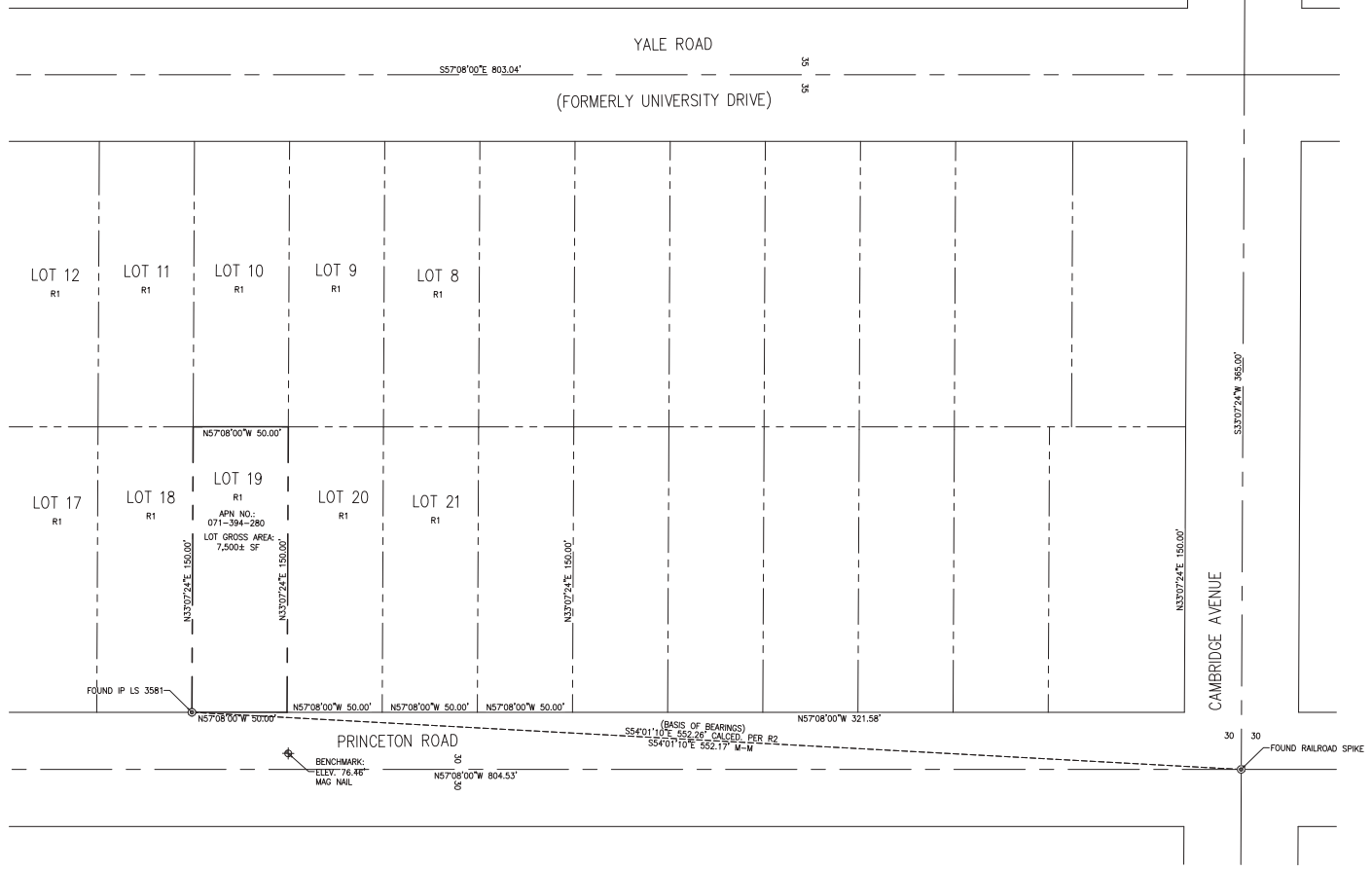
- 200--- EXISTING CONTOUR LINE
- - -200- - - NATURAL GRADE CONTOUR LINE
- ⊙ FOUND CITY MONUMENT BOX, OR AS NOTED
- BOUNDARY OF PROPERTY SURVEYED
- () RECORD INFORMATION
- CENTERLINE
- △ CURB INLET
- CURB LINE
- DRIVEWAY APRON
- ELECTROLIER
- FENCE
- ◇ FIRE HYDRANT
- FLAT GRATE INLET
- O.H. PWR --- OVERHEAD POWER LINE
- O.H. TEL --- OVERHEAD TELEPHONE LINE
- SS --- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- ⊙ SANITARY SEWER CLEANOUT
- SIGN
- SD --- STORM DRAIN LINE
- ⊙ STORM DRAIN MANHOLE
- UTILITY BOX
- ◇ UTILITY POLE
- WATER LINE
- ⊙ WATER METER
- WATER VALVE
- ⊙ ELECTRIC METER
- ⊙ WATER HEATER
- ⊙ GAS

ABBREVIATIONS

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

NOTES:

1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY.
3. TREES SPECIES NAMES ARE APPROXIMATE, AND LABELED BY THEIR COMMON NAME TO THE BEST OF OUR KNOWLEDGE. IT IS NOT BASED ON AN ARBORIST REPORT.
4. TOPOGRAPHY SHOWN ON THIS MAP REPRESENTS THE SURFACE FEATURES ONLY.
5. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
6. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
7. FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
8. RECORD EASEMENTS ARE SHOWN AS INDICATED IN THE TITLE REPORT PROVIDED BY OWNER, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTEE NO. 7085112, DATED JANUARY 22, 2024.



BASIS OF BEARINGS

THE BEARING SOUTH 54°01'10" EAST OF THE MONUMENT LINE OF PRINCETON ROAD AS CALCULATED ON THAT MAP OF RECORD OF SURVEY FILED FOR RECORD IN 13 LLS 126, SAN MATEO COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

REFERENCES

- R1 MAP NO. 2 STANFORD PARK 8-M-46
- R2 RECORD OF SURVEY 13-LLS-126

BENCH MARK

DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE SOUTHERLY CORNER OF LOT AS SHOWN.
PROJECT BENCHMARK 76.46' (NAVD88 DATUM)

	REVISIONS
	BY CITY DATE
	DATE
OSCAR OSUNA PLS 8921 EXP. 9-30-24	
OSUNA ENGINEERING INC. Planning Surveying Civil Engineering	
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS 1434 CALIFORNIA STREET, SUITE 100, SAN JOSE, CA 95131 (408) 435-7770 info@osuna-engineering.com	
DATE OF SURVEY: 2/12/2024	
SITE SURVEY 316 PRINCETON ROAD 071-394-280 Project No.: 2982 Drawn By: EA Date: 07-08-24	
SHEET 1 OF 2 SHEETS	

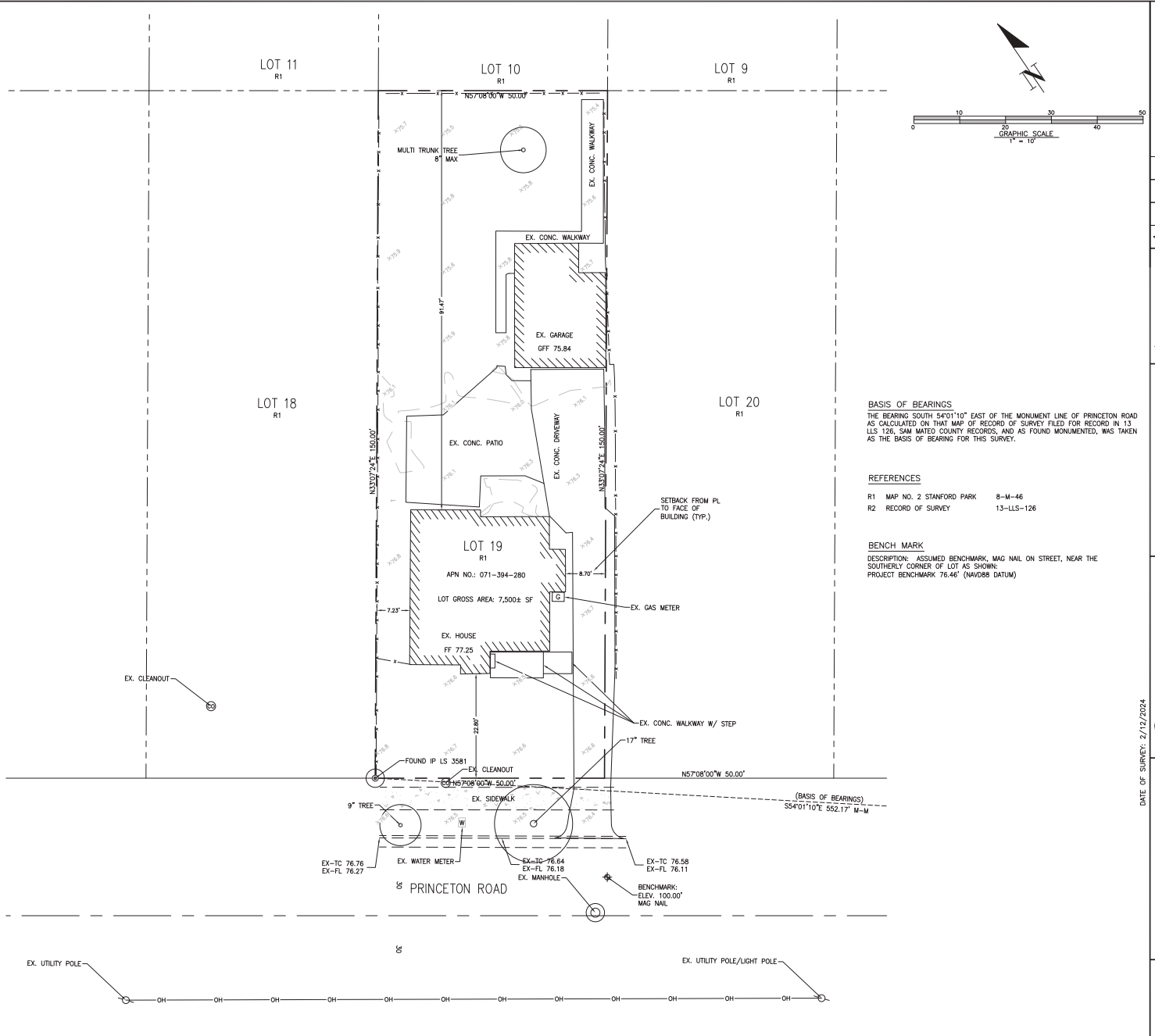
LEGEND

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ABBREVIATIONS

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- NOTES:**
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BASIS OF BEARINGS
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 DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE SOUTHERLY CORNER OF LOT AS SHOWN.
 PROJECT BENCHMARK 76.46' (NAVD88 DATUM)

	REVISIONS
	BY DATE
	BY DATE
OSUNA ENGINEERING INC. Planning Surveying Civil Engineering CONSULTING CIVIL ENGINEERS & LAND SURVEYORS 1434 CANTON AVENUE SUITE 100 (409) 495-1434 SAN JOSE, CA 95131 info@osunaengr.com	
SITE SURVEY 316 PRINCETON ROAD 071-394-280 Project No. 2282 Draw No. EA (Sheet 02) Date 07-28-24 CALIFORNIA O.S. No. 8921 EXPIRES 9-30-24	DATE OF SURVEY: 2/12/2024 SHEET 2 OF 2 SHEETS



ALLCONS
GROUP INC.
LICENSED # 1007058

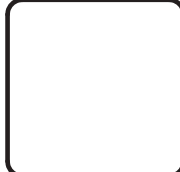
CONTRACTOR
ALLCONS GROUP INC.
2700 FORTY-FOURTH ST. SUITE 100
COSTA MESA, CA 92626
949-440-1111
ALLCONS@ALLCONS.COM

PROFESSIONAL ENGINEER
JOHN RAYES LAYTON INC.
COSTA MESA, CA 92626
949-440-1111
JOHN@JRLAYTON.COM

TITLE SHEET
JOHN RAYES LAYTON INC.
17001 RAYES BLVD. SUITE 200
DUBLIN, CA 94568
920-767-0100

**316 Princeton Rd
Menlo Park, CA 94025**

John & Fay Kamal
CONSTRUCTION DOCUMENTS



DESIGNER



SA STUDIO
Architectural Design Studio
Tel: 408.332.3640
www.sastudio.com

PROJECT NAME
Princeton

DATE: 05/23/2024

DRAWN BY: SA STUDIO

CHECKED BY:

REVISIONS

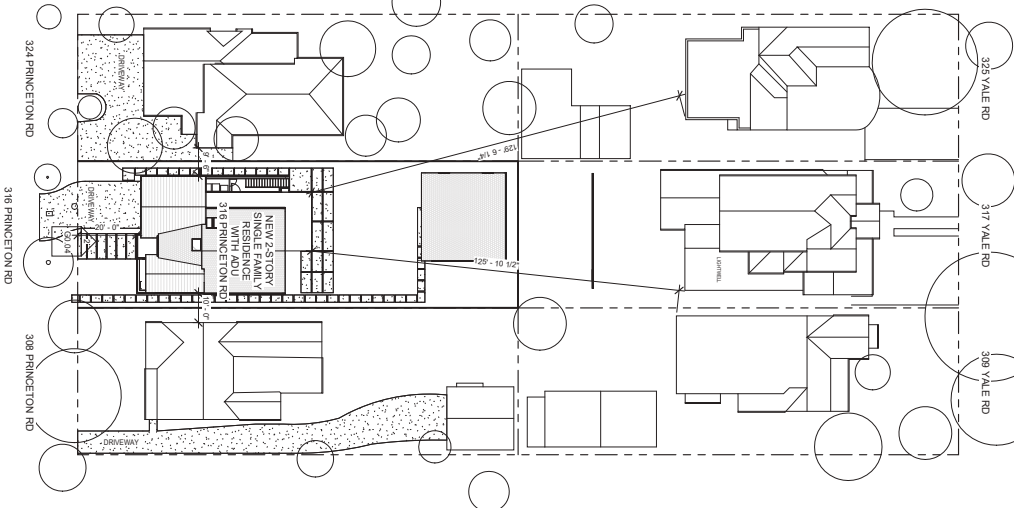
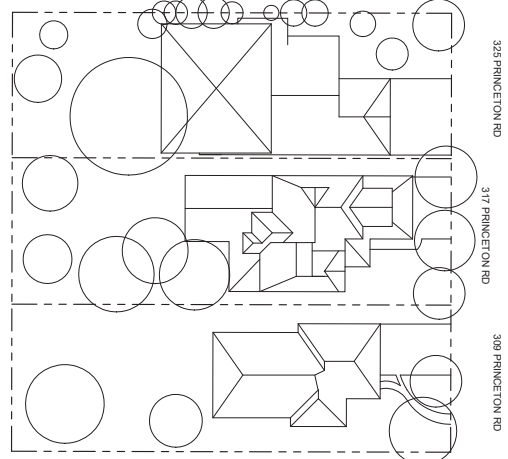
No.	Description	Date
1	Revision 1	05/23/2024
2		
3		

CONSTRUCTION DOCUMENTS

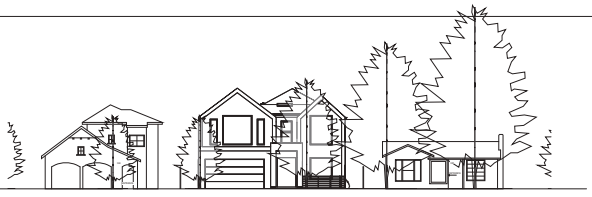
**NEIGHBORHOOD
CONTEXT AREA
PLAN & STREET
SCAPE**

GO.04

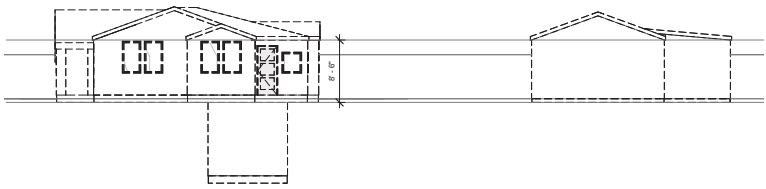
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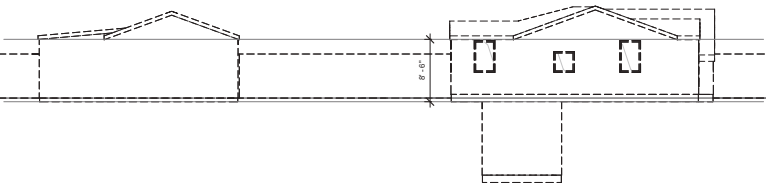
1 NEIGHBORHOOD CONTEXT AREA PLAN
GO.04 1"=20'-0"



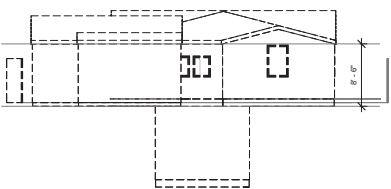
2 STREETSCAPE Copy 1
GO.04 1/16" = 1'-0"



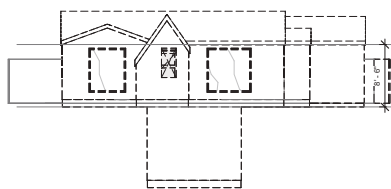
1 (E) South
D0.01 1/8" = 1'-0"



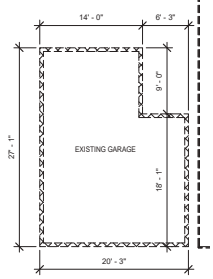
2 (E) North
D0.01 1/8" = 1'-0"



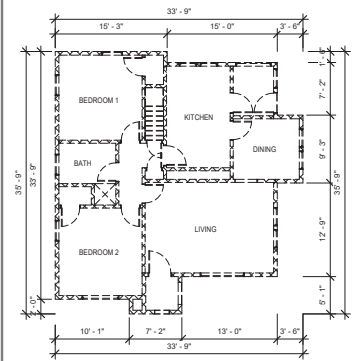
3 (E) East
D0.01 1/8" = 1'-0"



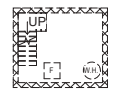
4 (E) West
D0.01 1/8" = 1'-0"



EXISTING GARAGE: 492 SQFT
EXISTING HOUSE: 976 SQFT
TOTAL: 1,468 SQFT



5 DEMOLITION 1ST FLOOR PLAN
D0.01 1/8" = 1'-0"



7 DEMOLITION BASEMENT
D0.01 1/8" = 1'-0"



6 DEMOLITION ROOF PLAN
D0.01 1/8" = 1'-0"

DEMOLITION LEGEND

- (N) WALLS
- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- DOOR & FRAME TO BE REMOVED
- WINDOW & FRAME TO BE REMOVED

CONTRACTOR
ALLCONS GROUP, INC.
2180 FORTSON RD, SUITE 100
CORPENDING, CA 94025
415.333.8888
ALLCONS@GMAIL.COM

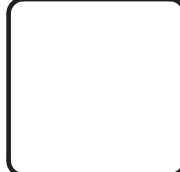
PROFESSIONAL ENGINEERS
JOHN & FAY KAMAL
CORPENDING, CA 94025
415.333.8888

TITLE 24

SEA KATER CORPORATION LLC
1745 FORTSON ROAD, SUITE 200
DUBLIN, CA 94568
415.754.1000

316 Princeton Rd
Menlo Park, CA 94025

John & Fay Kamal
CONSTRUCTION DOCUMENTS



DESIGNER
SA STUDIO
Architectural Interior - Exterior
Tel: 408.332.3640
www.sastudio.com

PROJECT NAME
Princeton

DRAWN BY:
DATE: 05/23/2024

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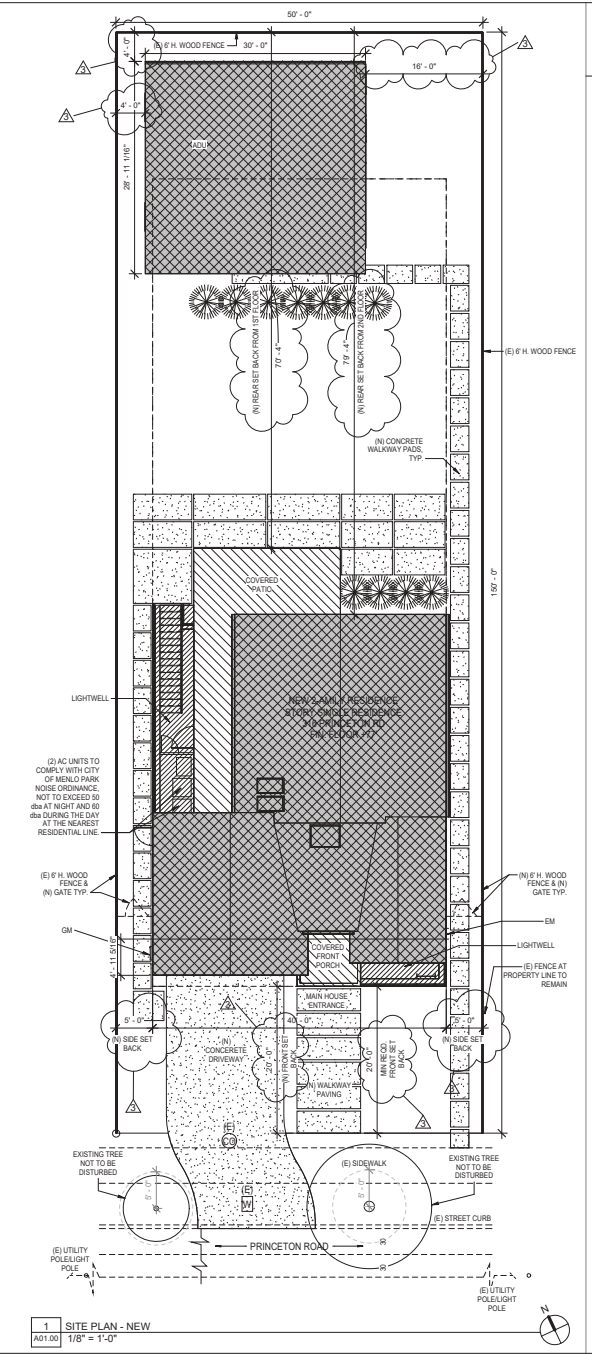
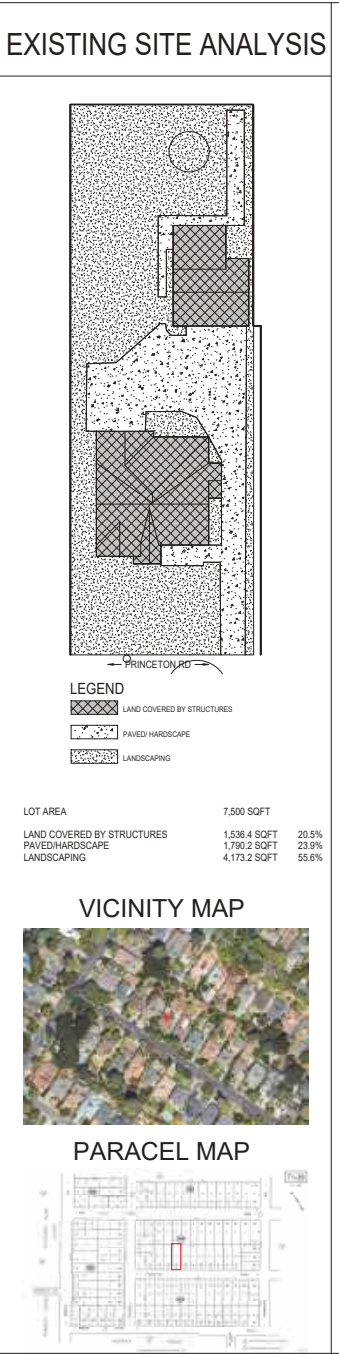
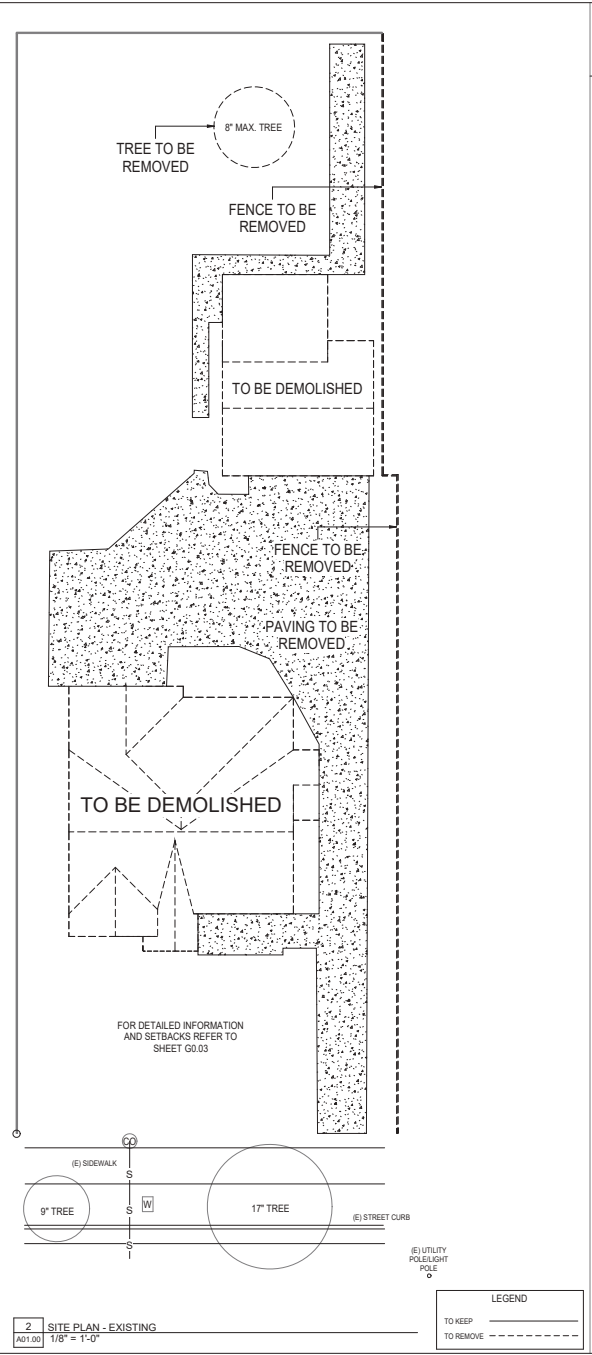
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CONSTRUCTION DOCUMENTS

EXISTING & DEMOLITION FLOOR PLANS

D0.01

7/23/2024 4:35:38 PM



ALLCONS GROUP INC.
LICENSED # 1007058

CONTRACTOR
ALLCONS GROUP INC.
2700 FORTSON BLVD. SUITE 10
CORTEZ, CA 95531
PH: 707.426.8100
WWW.ALLCONS.COM

PROFESSIONAL ENGINEER
JOHN & FAY KAMAL
CORTEZ, CA 95531
916.426.8100

TITLE SHEET

316 Princeton Rd
Menlo Park, CA 94025

John & Fay Kamal
CONSTRUCTION DOCUMENTS

DESIGNER
SA STUDIO
Architectural Design Services
Tel: 408.332.3640
www.sastudio.com

PROJECT NAME
Princeton

DATE: 05/23/2024

DRAWN BY: SA STUDIO

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No.	Description	Date
1	Revision 1	05/23/2024
2	Revision 2	05/23/2024
3	Revision 3	05/23/2024

CONSTRUCTION DOCUMENTS

SITE PLAN

A01.00

5/29/2024 4:11:13 PM

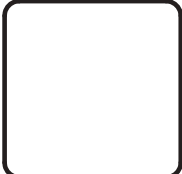


ALLCONS
GROUP INC.
LICENSED # 1007058

CONTRACTOR ALLCONS GROUP INC. 2180 MONTECITO PK. SUITE 100 CORTLAND, CA 95757 408-252-3640 www.allcons.com
STRUCTURAL
PROFESSIONAL ENGINEERS JOHN & FAY KAMAL CORTLAND, CA 95757 408-252-3640
TITLE SHEET
MRS KATER LAPORALA LLC 2768 HOLLYWOOD BLVD. SUITE 100 BIRMINGHAM, CA 94504 650-439-3030

**316 Princeton Rd
Menlo Park, CA 94025**

John & Fay Kamal
CONSTRUCTION DOCUMENTS



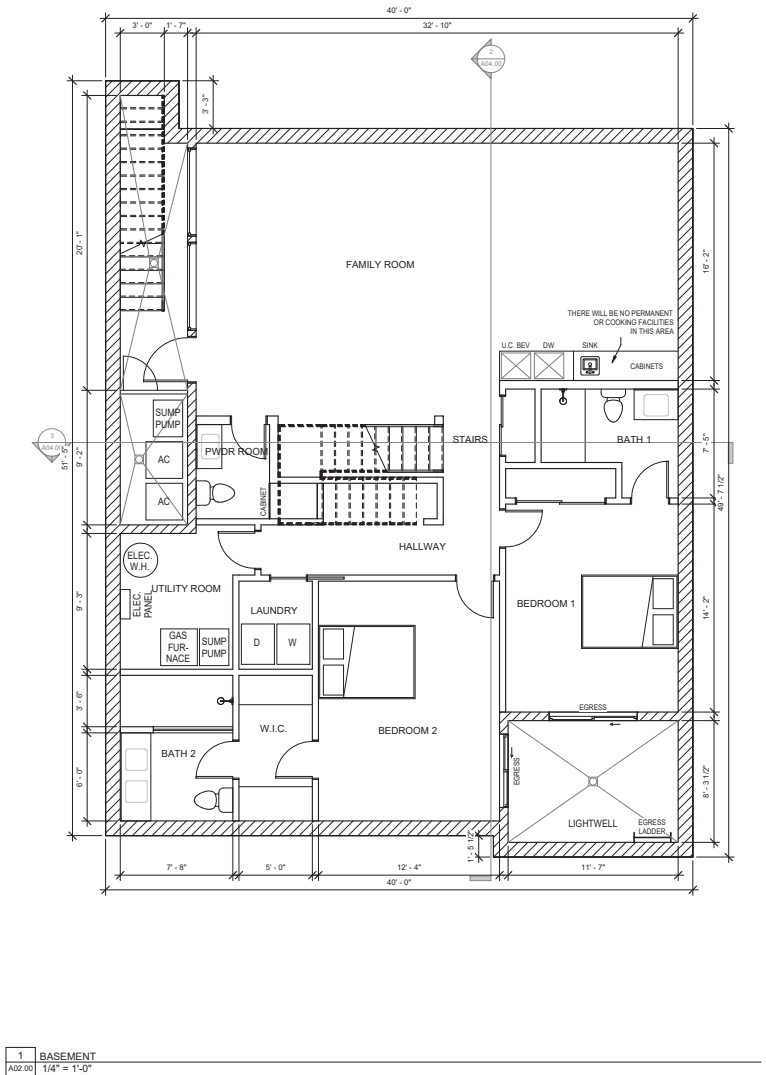
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PROJECT NAME Princeton		
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No.	Description	Date

CONSTRUCTION DOCUMENTS

**PROPOSED
BASEMENT FLOOR
PLAN**

A02.00

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LEGEND:

- WINDOW**
- NEW EXTERIOR WALL**
ALL EXTERIOR WALL TO BE CONCRETE WITH 4" STRENGTH @ 18" O.C. WITH 1/2" DIA. BAR @ 12" ON CENTER. USE PRECAST CONCRETE PER MFR. SPEC. (4" O.C. WITH 1/2" DIA. BAR @ 12" ON CENTER). USE 1/2" DIA. BAR @ 12" ON CENTER. USE 1/2" DIA. BAR @ 12" ON CENTER. USE 1/2" DIA. BAR @ 12" ON CENTER.
- NEW INTERIOR WALL**
CON. W/DOOR @ 18" O.C. WITH 1/2" DIA. BAR @ 12" ON CENTER. USE PRECAST CONCRETE PER MFR. SPEC. (4" O.C. WITH 1/2" DIA. BAR @ 12" ON CENTER). USE 1/2" DIA. BAR @ 12" ON CENTER. USE 1/2" DIA. BAR @ 12" ON CENTER.
- 1-HOUR RATED WALL**
CON. W/DOOR @ 18" O.C. WITH 1/2" DIA. BAR @ 12" ON CENTER. USE PRECAST CONCRETE PER MFR. SPEC. (4" O.C. WITH 1/2" DIA. BAR @ 12" ON CENTER). USE 1/2" DIA. BAR @ 12" ON CENTER. USE 1/2" DIA. BAR @ 12" ON CENTER.
- NEW COLUMN WALL**
CON. W/DOOR @ 18" O.C. WITH 1/2" DIA. BAR @ 12" ON CENTER. USE PRECAST CONCRETE PER MFR. SPEC. (4" O.C. WITH 1/2" DIA. BAR @ 12" ON CENTER). USE 1/2" DIA. BAR @ 12" ON CENTER. USE 1/2" DIA. BAR @ 12" ON CENTER.
- EGRESS ACCESS** LOCATION IN ATTIC
- DOORING**
- WINDOW**
- DOORING**
- DOORING**
- DOORING**
- DOORING**

1 BASEMENT
A02.00 1/4" = 1'-0"

CONTRACTOR
ALLCONS GROUP INC.
2700 COSTA MESA BLVD SUITE 100
COSTA MESA, CA 92626
PH: 714.440.1111
WWW.ALLCONS.COM

PROFESSIONAL ENGINEER
JOHN FAY KAMAL
COSTA MESA, CA 92626
PH: 714.440.1111

TITLE SHEET

100% WATERLAP/FORM/LLC
2700 COSTA MESA BLVD SUITE 100
COSTA MESA, CA 92626
PH: 714.440.1111

316 Princeton Rd
Menlo Park, CA 94025

John & Fay Kamal
CONSTRUCTION DOCUMENTS



DESIGNER

SA STUDIO
Architectural Design Studio
Tel: 408.332.3640
www.sastudio.com

PROJECT NAME
Princeton

DATE: 05/23/2024

DRAWN BY: SA STUDIO

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REVISIONS

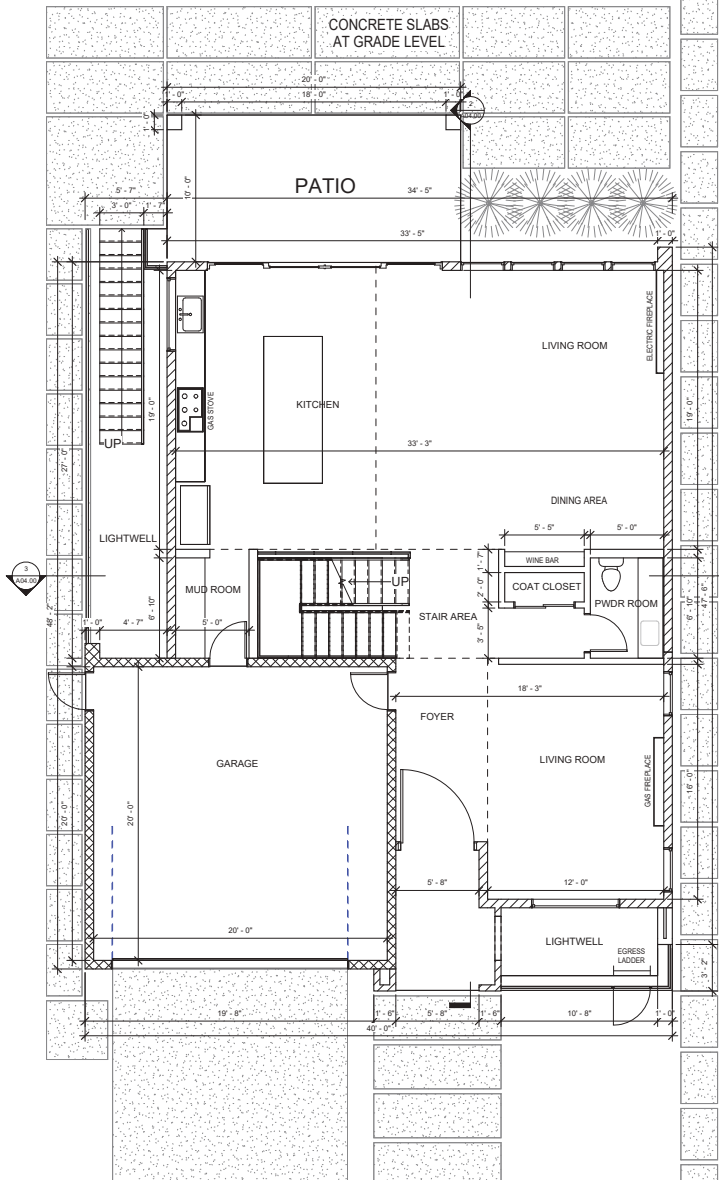
No.	Description	Date
1	Revision 1	05/20/2024
2	Revision 2	

CONSTRUCTION DOCUMENTS

PROPOSED 1ST FLOOR

A02.01

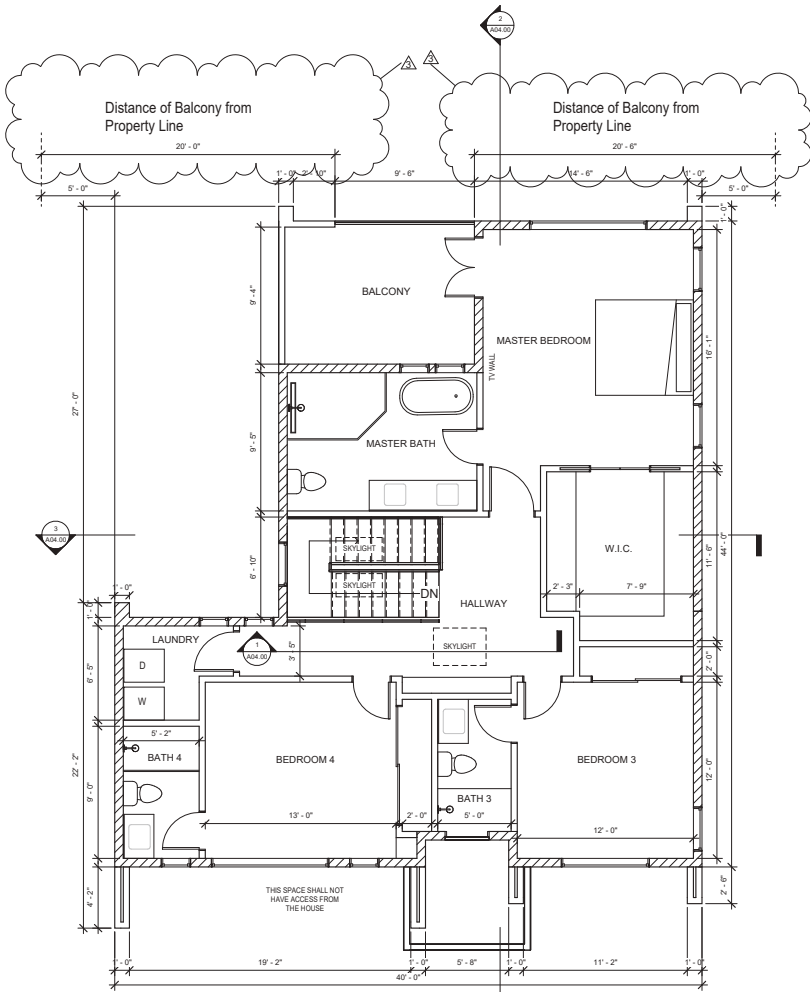
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1 Level 1
A02.01 1/4" = 1'-0"

LEGEND:

- WINDOW
- NEW EXTERIOR WALL
ALL EXTERIOR WALL TO BE 18" CMU @ 16" O.C. WITH 1" THK. GYF. INS. OR BOTH SIDES LBR. VIB GREEN GYF. INS. @ 1" O.C. WITH 2" GYF. INS. OVER STUD @ SHEAR WALLS E.S.D.
PARTIAL OR 3/4" CDX PLYWOOD PER SHEAR WALL LAYOUT ON ALL PLAN
(SEE ELEVATIONS FOR EXTERIOR FINISH)
(SEE PLAN FOR ACTUAL SIZES)
- NEW INTERIOR WALL
18" WOOD STUD @ 16" O.C. WITH 1/2" THK. GYF. INS. OR BOTH SIDES LBR. VIB GREEN GYF. INS. @ 1" O.C. WITH 2" GYF. INS. OVER STUD @ SHEAR WALLS E.S.D.
- 1-HOUR RATED WALL
18" WOOD STUD @ 16" O.C. WITH 1/2" GYF. INS. ON BOTH SIDES, 1/2" CDX PLYWOOD OVER STUD @ SHEAR WALLS, VIB GREEN GYF. INS. @ 1" O.C. WITH 2" GYF. INS. OVER STUD @ SHEAR WALLS E.S.D.
- NEW PLASTER WALL
18" WOOD STUD @ 16" O.C. WITH 1/2" THK. GYF. INS. OR BOTH SIDES LBR. VIB GREEN GYF. INS. @ 1" O.C. WITH 2" GYF. INS. OVER STUD @ SHEAR WALLS E.S.D.
- AFTIC ACCESS
- DRAW/TRADE ACCESS
- FIRE/RAMP ACCESS
- LOCKDOWN WALL
- DOOR TAG
- EGRESS DOOR
- WINDOW TAG
- HEATING REGISTER



1 Level 2
A02.02 1/4" = 1'-0"

LEGEND:

- WINDOW
- NEW EXTERIOR WALL
ALL EXTERIOR WALLS TO BE CONCRETE STUDS @ 16" O.C. WITH 1/2" THK. GYP. BO. ON BOTH SIDES. SEE PLAN FOR FINISHES. ALL EXTERIOR DOOR AND WINDOW FRAMES TO BE 1-1/2" O.D. WITH 1/2" THK. GYP. BO. ON BOTH SIDES. SEE PLAN FOR FINISHES.
- NEW INTERIOR WALL
2X4 WOOD STUDS @ 16" O.C. WITH 1/2" THK. GYP. BO. ON BOTH SIDES. SEE PLAN FOR FINISHES.
- 1-HOUR RATED WALL
2X4 WOOD STUDS @ 16" O.C. WITH 1/2" THK. GYP. BO. ON BOTH SIDES. SEE PLAN FOR FINISHES.
- NEW PLASTERING WALL
2X4 WOOD STUDS @ 16" O.C. WITH 1/2" THK. GYP. BO. ON BOTH SIDES. SEE PLAN FOR FINISHES.
- OPEN ACCESS
- GRAVEL SPACE ACCESS
- FORMED ACCESS LOCATION IN WALL
- DOOR SWING
- WINDOW SWING
- CEILING GRID
- ACOUSTIC INSULATION

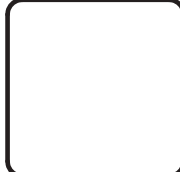
CONTRACTOR
ALLCONS GROUP INC.
2700 FORTY-FIFTH ST. SUITE 100
COSTA MESA, CA 92626
PH: 949.440.1111
WWW.ALLCONS.COM

PROFESSIONAL ENGINEER
JOHN FAY KAMAL
COSTA MESA, CA 92626
PH: 949.440.1111

TITLE SHEET

316 Princeton Rd
Menlo Park, CA 94025

John & Fay Kamal
CONSTRUCTION DOCUMENTS



DESIGNER
SA STUDIO
Architectural Studio
Tel: 408.332.3640
www.sastudio.com

PROJECT NAME
Princeton

DATE: 05/23/2024

DRAWN BY: SA STUDIO

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REVISIONS

No.	Description	Date
1	Revision 1	05/23/2024
2	Revision 2	05/23/2024
3	Revision 3	05/23/2024

CONSTRUCTION DOCUMENTS

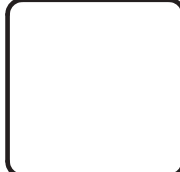
PROPOSED 2ND FLOOR PLAN

A02.02



ALLCONS
GROUP INC.
LICENSED # 1007058

CONTRACTOR ALLCONS GROUP, INC. 2780 FOREST HILL BL, SUITE 100 COSTA MESA, CA 92626 PH: 949.441.1100 ALLCONS@GMAIL.COM
STRUCTURAL
PROFESSIONAL ENGINEER HESI ENGINEERING INC. CORPORATE CENTER COSTA MESA, CA 92626 949.441.1100
TITLE SHEET
PROJECT INFORMATION HESI ENGINEERING INC. 17501 REDWOOD BLVD, SUITE 200 DUBLIN, CA 94568 920.767.0100
316 Princeton Rd Menlo Park, CA 94025
John & Fay Kamal CONSTRUCTION DOCUMENTS



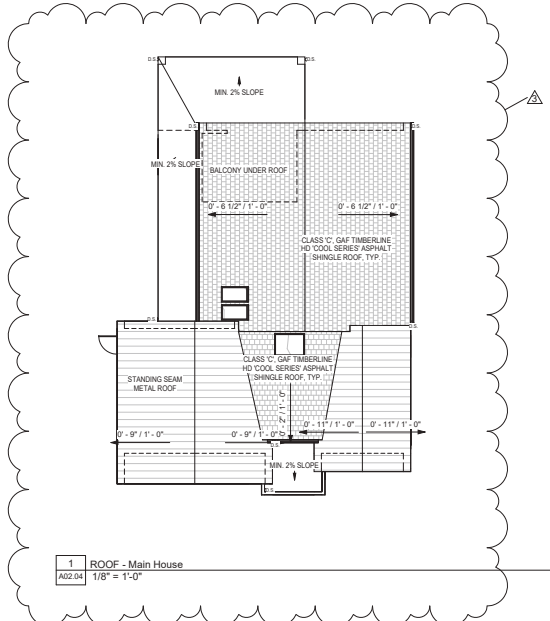
DESIGNER Tel: 408.332.3640 www.sastudio.com												
PROJECT NAME Princeton												
DATE: 05/23/2024												
DRAWN BY: SA STUDIO												
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1	Revision 1	05/20/2024										
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3	Revision 3	05/29/2024										

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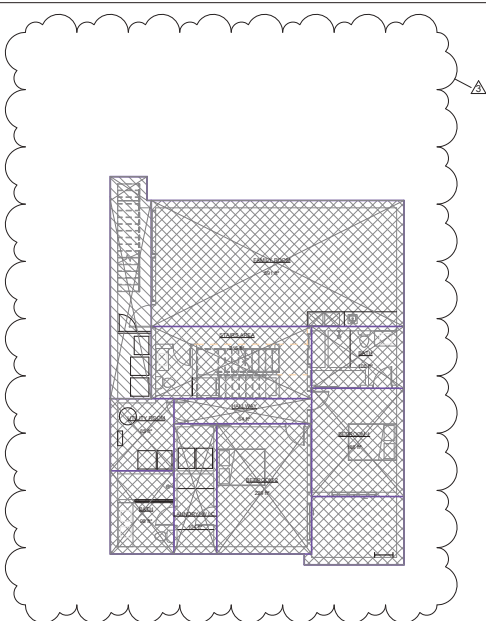
PROPOSED ROOF PLAN

A02.04

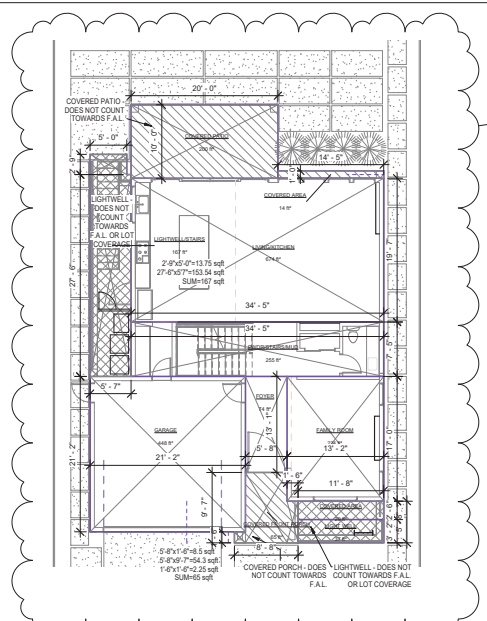
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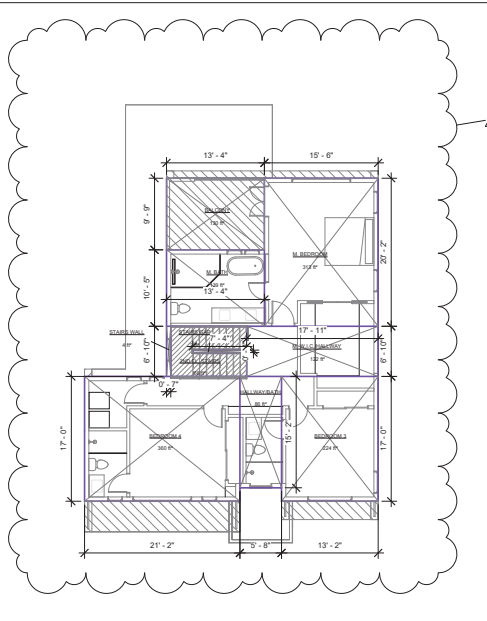
1 ROOF - Main House
A02.04
1/8" = 1'-0"



3 Basement
A02.05 1/8" = 1'-0"



1 (P) 1ST FLOOR AREA PLAN
A02.05 1/8" = 1'-0"






2 (P) 2ND FLOOR AREA PLAN
A02.05 1/8" = 1'-0"

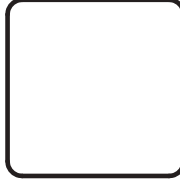
FLOOR AREA CALCULATION			
SPACE	AREA	COUNTS TOWARDS F.A.R.	COUNTS TOWARDS LOT COVERAGE
BASEMENT			
BATH	106 ft ²	No	No
BATH	98 ft ²	No	No
BEDROOM 1	186 ft ²	No	No
BEDROOM 2	229 ft ²	No	No
FAMILY ROOM	591 ft ²	No	No
HALLWAY	64 ft ²	No	No
LAUNDRY/W.I.C.	104 ft ²	No	No
STAIRS AREA	215 ft ²	No	No
UTILITY ROOM	85 ft ²	No	No
	1677 ft ²		
1ST FIN. FL.			
ADU ACCESSORIES	173 ft ²	No	No
ADU BEDROOMS	323 ft ²	No	No
ADU KITCHEN / LIVING	304 ft ²	No	No
COVERED AREA	14 ft ²	No	Yes
COVERED AREA	29 ft ²	No	Yes
COVERED FRONT PORCH	65 ft ²	No	Yes
COVERED PATIO	200 ft ²	No	Yes
FAMILY ROOM	224 ft ²	Yes	Yes
FOYER	74 ft ²	Yes	Yes
GARAGE	448 ft ²	Yes	Yes
LIGHT WELL	37 ft ²	No	No
LIGHTWELL/STAIRS	167 ft ²	No	No
LIVING/KITCHEN	674 ft ²	Yes	Yes
PWDR/STAIRS/MUD	255 ft ²	Yes	Yes
	2988 ft ²		
Level 2			
2ND FL. STAIRS	68 ft ²	No	No
BALCONY	130 ft ²	No	No
BEDROOM 3	224 ft ²	Yes	No
BEDROOM 4	360 ft ²	Yes	No
HALLWAY/BATH	86 ft ²	Yes	No
M. BATH	139 ft ²	Yes	No
M. BEDROOM	313 ft ²	Yes	No
M. W.I.C./HALLWAY	122 ft ²	Yes	No
STAIRS GAP	2 ft ²	Yes	No
STAIRS WALL	14 ft ²	Yes	No
	1448 ft ²		
TOTAL	6114 ft²		

F.A.L. CALCULATION	
SPACE	AREA
1ST FIN. FL.	
FAMILY ROOM	224 ft ²
FOYER	74 ft ²
GARAGE	448 ft ²
LIVING/KITCHEN	674 ft ²
PWDR/STAIRS/MUD	255 ft ²
	1675 ft ²
Level 2	
BEDROOM 3	224 ft ²
BEDROOM 4	360 ft ²
HALLWAY/BATH	86 ft ²
M. BATH	139 ft ²
M. BEDROOM	313 ft ²
M. W.I.C./HALLWAY	122 ft ²
STAIRS GAP	2 ft ²
STAIRS WALL	4 ft ²
	1250 ft ²
TOTAL	2925 ft²

LOT COVERAGE AREA	
SPACE	AREA
1ST FIN. FL.	
COVERED AREA	14 ft ²
COVERED AREA	29 ft ²
COVERED FRONT PORCH	65 ft ²
COVERED PATIO	200 ft ²
FAMILY ROOM	224 ft ²
FOYER	74 ft ²
GARAGE	448 ft ²
LIVING/KITCHEN	674 ft ²
PWDR/STAIRS/MUD	255 ft ²
TOTAL	1984 ft²

LEGEND

-  AREA DOES NOT COUNT TOWARDS FLOOR AREA
-  AREA DOES NOT COUNT TOWARDS FLOOR AREA OR BUILDING COVERAGE
-  THIS AREA OF STAIRS DOES NOT COUNT TWICE TOWARDS FLOOR AREA



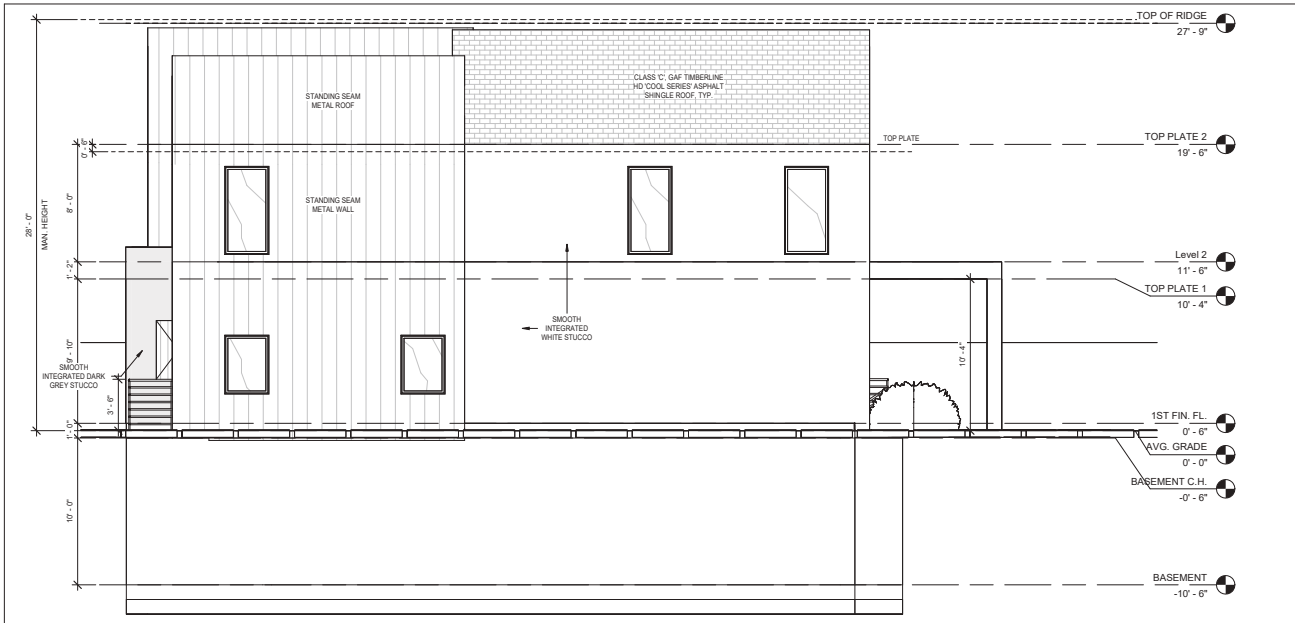
DESIGNER		
 SA STUDIO Tel: 408.332.3640 email: ssa@sa-studio.com		
PROJECT NAME		
Princeton		
DATE: 05/23/2024		
DRAWN BY: SA STUDIO		
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No.	Description	Date
3	Revision 3	08/09/2024

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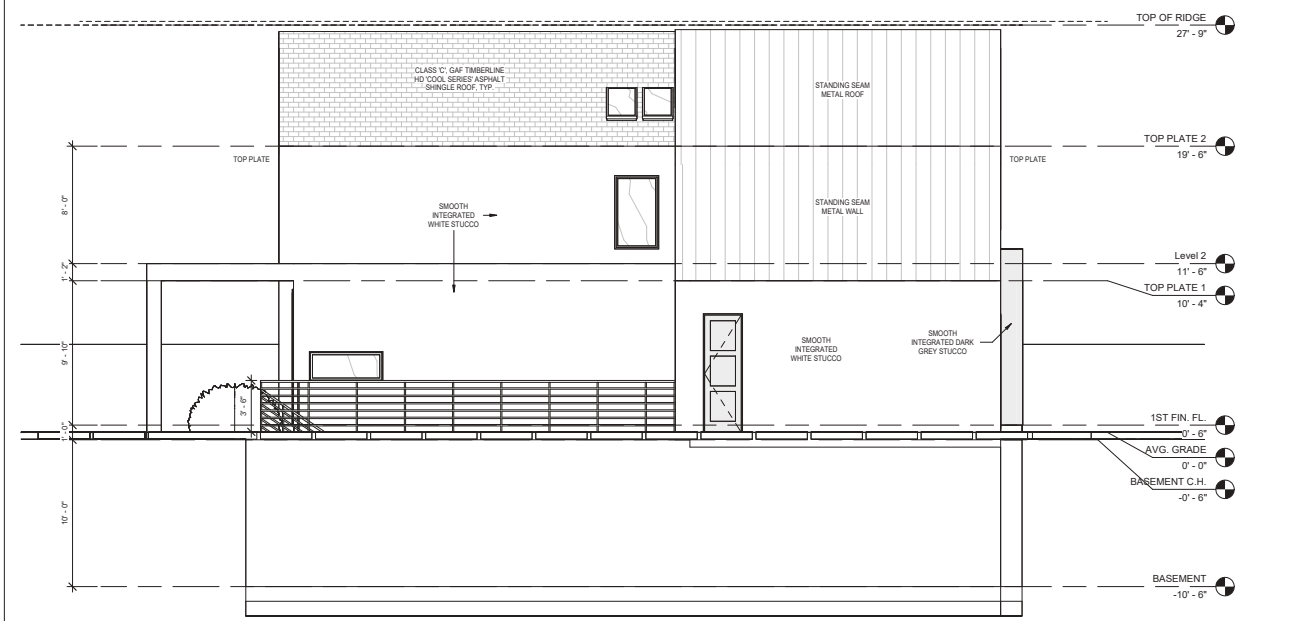
FLOOR AREA KEY



A02.05



2 (P) South
A03.00 1/4" = 1'-0"



1 (P) North
A03.00 1/4" = 1'-0"



CONTRACTOR
ALLCONS GROUP, INC.
2180 FORTSON RD, SUITE 100
DUBLIN, CA 94568
TEL: 925-835-0000
WWW.ALLCONS.COM

STRUCTURAL
PROFESSIONAL ENGINEERS
JESSE RAYMOND, LICENSED
CORPORATE, CA 80114
0016481001

TITLE SHEET

ISSUED BY: JESSE RAYMOND
CHECKED BY: JESSE RAYMOND
DATE: 05/23/2024

316 Princeton Rd
Menlo Park, CA 94025

John & Fay Kamal
CONSTRUCTION DOCUMENTS



DESIGNER
SA STUDIO
Architectural Services
Tel: 408 332 3640
www.sastudio.com

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PROPOSED ELEVATIONS

A03.00

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CONTRACTOR
ALLCONS GROUP INC.
2180 FORTSON RD, SUITE 100
CORPENDING, CA 94029
TEL: 415.351.0000
WWW.ALLCONS.COM

PROFESSIONAL ENGINEERS
JOHN & FAY KAMAL
CORPENDING, CA 94029
TEL: 415.351.0000

TITLE 24
MERS KATER CORPORATION
1750 FORTSON ROAD, SUITE 200
DUBLIN, CA 94568
TEL: 925.835.1000

316 Princeton Rd
Menlo Park, CA 94025

John & Fay Kamal
CONSTRUCTION DOCUMENTS



DESIGNER

SA STUDIO
Architectural Interior Designer
Tel: 408.332.3640
www.sastudio.com

PROJECT NAME
Princeton

DATE: 05/23/2024

DRAWN BY:
CHECKED BY:
REVISIONS

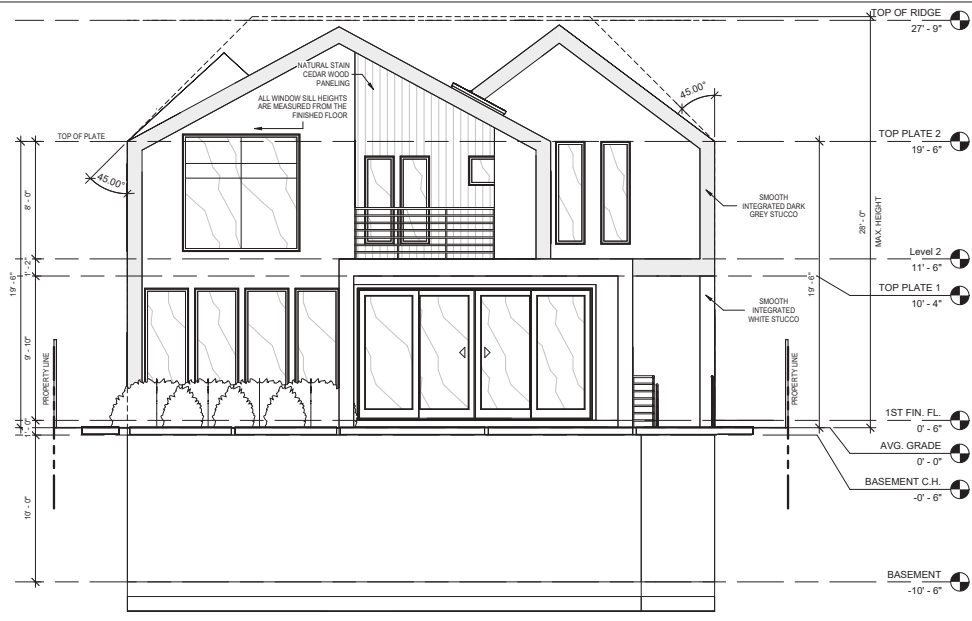
No.	Description	Date

CONSTRUCTION DOCUMENTS

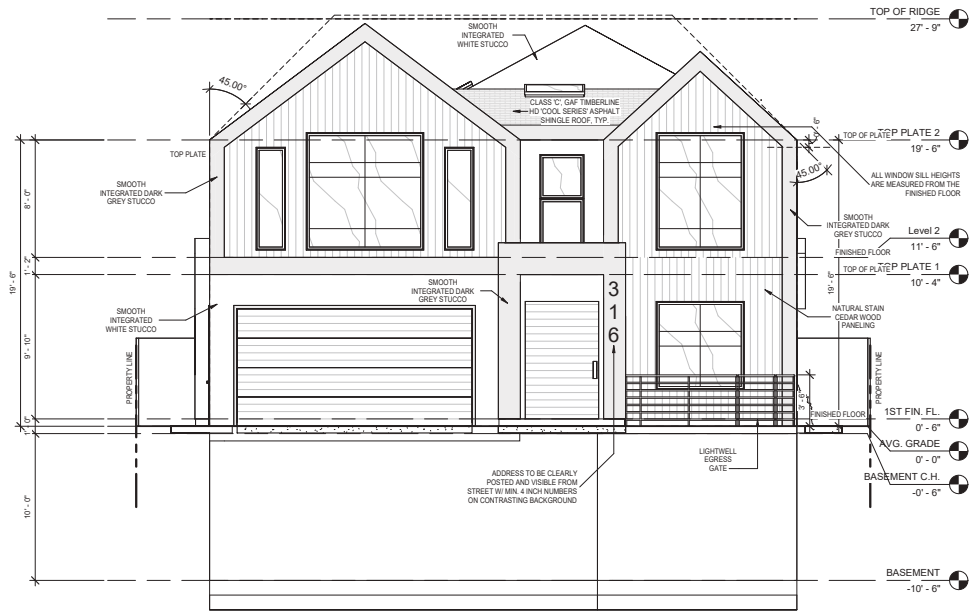
PROPOSED ELEVATIONS

A03.01

7/23/2024 4:38:01 PM



1 (P) East
A03.01 1/4" = 1'-0"

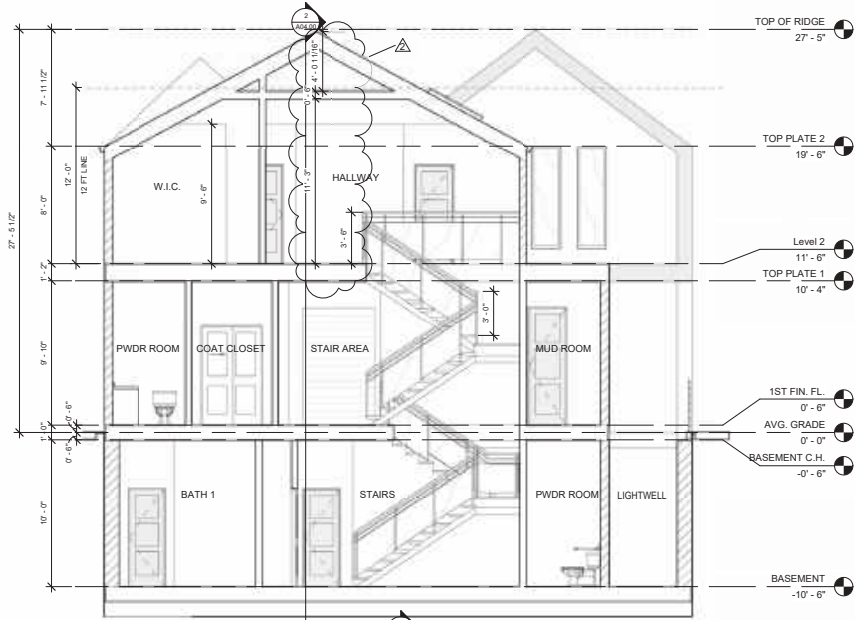


2 (P) West
A03.01 1/4" = 1'-0"

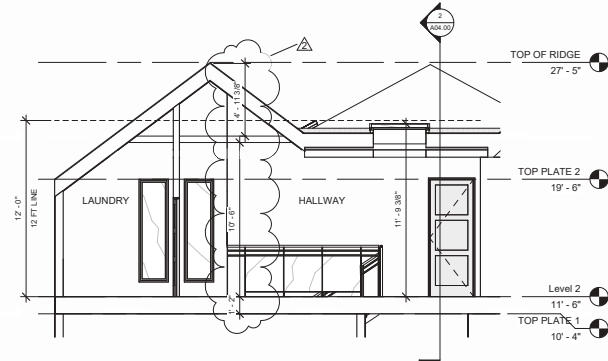
NOTE:

ONE HOUR RATED WALL

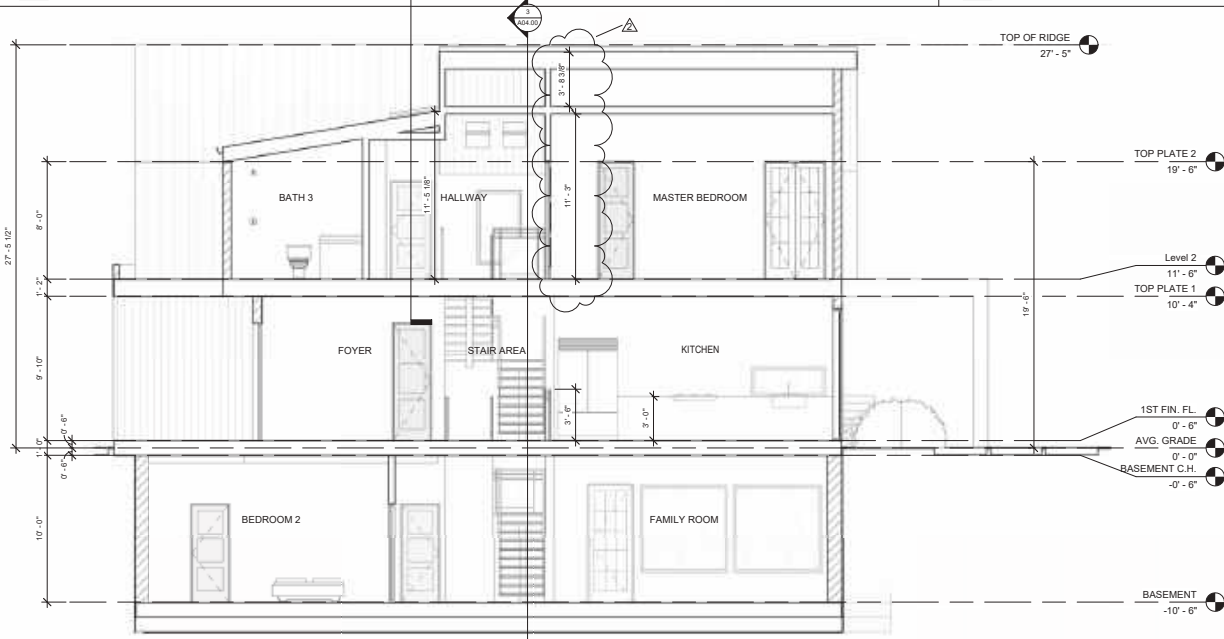
5/8" GYP. BD. TYPE "X" ON WALL, CEILING AND POSTS. FIRE RESISTANT CALLING AT PENETRATIONS. FIRE SEPARATION WALL UP TO ROOF FRAMING. SEE FIRE SEPARATION NOTES FOR INFORMATION. WOOD FRAMING LESS THAN 8" ABOVE GRADE SHALL BE NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD.



3 Section 1
A04.00 1/4" = 1'-0"



1 Section 5
A04.00 1/4" = 1'-0"



2 Section 2
A04.00 1/4" = 1'-0"



ALLCONS GROUP INC.
LICENSED # 1007058

CONTRACTOR
ALLCONS GROUP INC.
2700 FORTSON BLVD. SUITE 100
CORTLAND, CA 95741
916.363.8100
ALLCONS@GMAIL.COM

PROFESSIONAL ENGINEER
JOHN & FAY KAMAL
CORPORATE, CA REG # 60144
RESIDENTIAL, CA REG # 60144

TITLE SHEET

100% WATERLAPORAL LLC
1700 WESTERLY BLVD. SUITE 200
DUBLIN, CA 94568
920.767.0000

316 Princeton Rd
Menlo Park, CA 94025

John & Fay Kamal
CONSTRUCTION DOCUMENTS



DESIGNER

SA STUDIO
Lansing, North Bay Area

Tel: 408.332.3640
www.sastudio.com

PROJECT NAME
Princeton

DATE: 05/23/2024

DRAWN BY: SA Studio

CHECKED BY: SA Studio

REVISIONS

No.	Description	Date
3	Revision 2	08/07/2024

CONSTRUCTION DOCUMENTS

SECTIONS

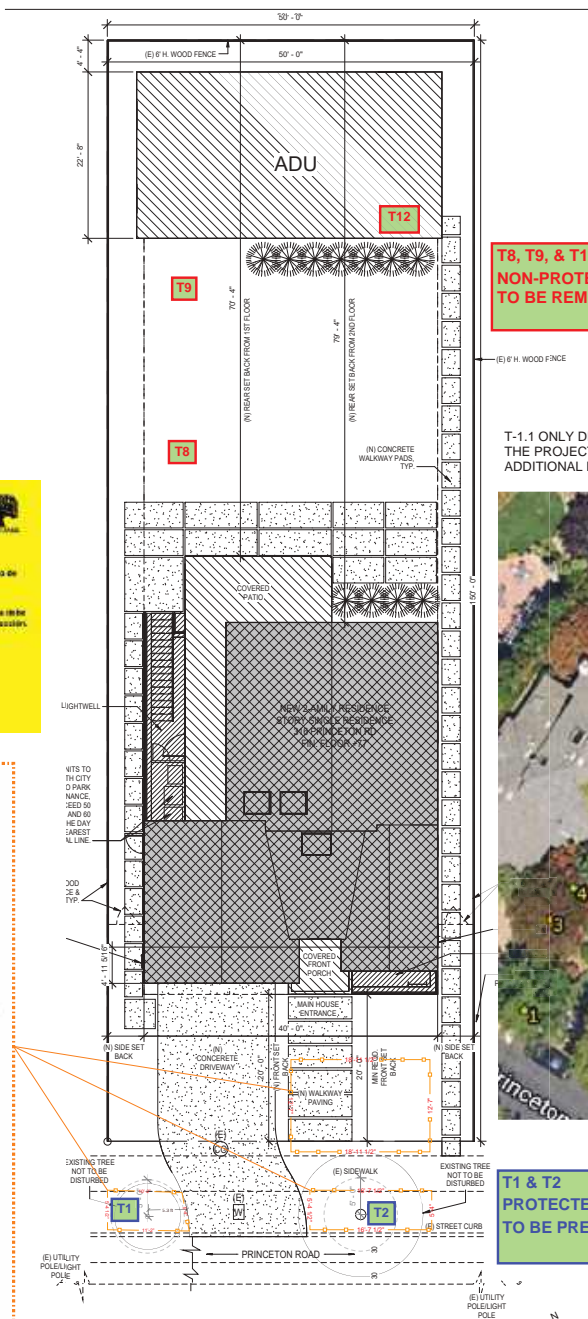
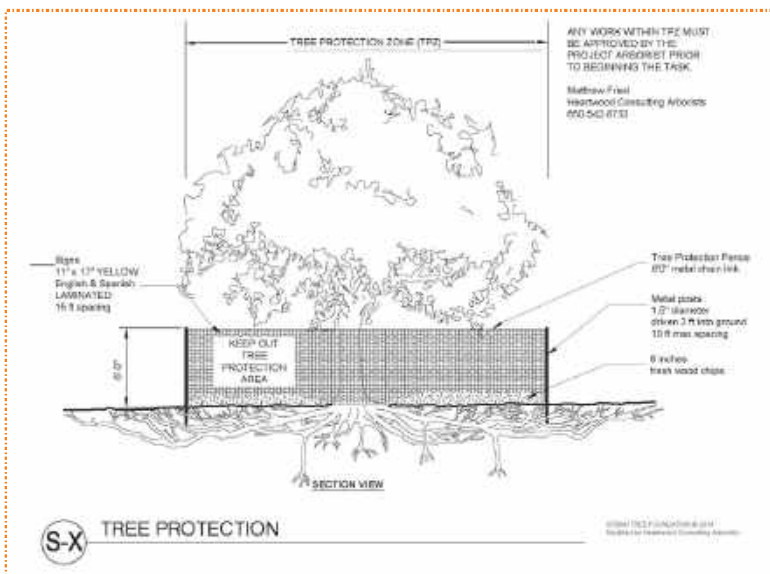
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SEE SHEET T-1.3 FOR TREE PROTECTION GUIDELINES

LAMINATED WARNING SIGNS (11" X 17") MUST BE AFFIXED TO EACH TREE PROTECTION FENCE



SITE PLAN PROVIDED BY SA STUDIO
(05/23/2024)

TREE PROTECTION MARKUP BY
HEARTWOOD CONSULTING ARBORISTS

**T8, T9, & T12
NON-PROTECTED TREES
TO BE REMOVED**

T-1.1 ONLY DISPLAYS PROTECTED TREES AND TREES 6+ INCHES IN DIAMETER ON THE PROJECT SITE AND PROTECTED TREES OVERHANGING THE PROPERTY LINE. ADDITIONAL NON-PROTECTED TREES WERE INVENTORIED. SEE T-1.2



**T1 & T2
PROTECTED TREES
TO BE PRESERVED**

HEARTWOOD
CONSULTING ARBORISTS
266 S Hill Blvd. San Francisco, CA 94112
650.542.8733 w/heartwoodarborists.com

316 PRINCETON RD
MENLO PARK, CALIFORNIA 94025

DATE: 07/08/2024
PREPARED: MSF
SCALE: AS SHOWN

TREE PROTECTION PLAN
SHEET 1 of 3

T-1.1

\$\$\$

ANY TREE ON SITE PROTECTED BY THE CITY'S MUNICIPAL CODE WILL REQUIRE REPLACEMENT ACCORDING TO ITS APPRAISED VALUE IF IT IS DAMAGED BEYOND REPAIR AS A RESULT OF CONSTRUCTION.

\$\$\$

TREE INVENTORY

Tree #	Offsite	Protected	Preserve / Remove	Common Name	Latin Name	Trunk dia. (in.)*	Health	Structure	Overall Condition	Suitability	Impact Level	Comments	Rounded Depr. Value
1		Yes Street Tree	Preserve	Northern red oak	<i>Quercus rubra</i>	10	Good	Good	Good	High	Low	Woody root going away from construction.	\$ 3,780
2		Yes Street Tree	Preserve	Sweetgum	<i>Liquidambar styraciflua</i>	18.5	Good	Poor	Fair	Medium	Low	Codominant at 7 feet.	\$ 3,400
3	X	No	Preserve	Common crapemyrtle	<i>Lagerstroemia indica</i>	14	Fair	Fair	Fair	Medium	Low		N/A
4	X	No	Preserve	Japanese maple	<i>Acer palmatum</i>	8	Fair	Fair	Fair	Medium	Low		N/A
5	X	No	Preserve	Fern pine	<i>Podocarpus gracilior</i>	10	Good	Poor	Fair	Medium	Low	Weak branch attachments. Narrow angles. Inclusions.	N/A
6	X	No	Preserve	Japanese maple	<i>Acer palmatum</i>	11	Good	Fair	Good	High	Low	Neighbor.	N/A
7	X	No	Preserve	Tallowtree	<i>Triadica sebifera</i>	12	Good	Fair	Good	High	Low		N/A
8		No	Remove	Deodar cedar	<i>Cedrus deodara</i>	4.5	Good	Very Poor	Poor	Low	N/A	Previously topped	N/A
9		No	Remove	Lemon	<i>Citrus limon</i>	5	Poor	Poor	Poor	Low	N/A		N/A
10	X	No	Preserve	Evergreen pear	<i>Pyrus kawakamii</i>	13	Good	Poor	Fair	Medium	Low		N/A
11	X	No	Preserve	Pineapple guava	<i>Feijoa sellowiana</i>	7	Good	Fair	Fair	Low	Low		N/A
12		No	Remove	Olive	<i>Olea europaea</i>	2	Good	Poor	Fair	Low	N/A	Stump sprout origin. Between 15 and 20 stems. None greater than 2 inches diameter.	N/A
13	X	No	Preserve	Strawberry tree	<i>Arbutus unedo</i>	13	Good	Fair	Good	High	Low		N/A
14	X	No	Preserve	Yew podocarpus	<i>Podocarpus macrophyllus</i>	13	Fair	Very Poor	Poor	Low	Low	Very poor structure, previously tapped and or failures	N/A

HEARTWOOD CONSULTING ARBORISTS
266 S Hill Blvd. San Francisco, CA 94112
650.542.8733 w/heartwoodarborists.com

316 PRINCETON RD
MENLO PARK, CALIFORNIA 94025

DATE: 05/28/2024
PREPARED: MSF
SCALE: AS SHOWN

TREE PROTECTION PLAN
SHEET 2 of 3

T-1.2

PROJECT ARBORIST
MATTHEW FRIED (ISA # MA-4851A)
MATTHEW@HEARTWOODARBORISTS.COM
650-542-8733



TREE PROTECTION GUIDELINES

PRECONSTRUCTION PHASE

1. TREE PROTECTION FENCES. INSTALL TREE PROTECTION FENCES AT THE LOCATIONS AND DISTANCES SHOWN ON SHEET T-1.

THE AREA WITHIN THE FENCE IS THE TREE PROTECTION ZONE (TPZ).

- FENCE SHALL BE SIX (6)-FOOT-TALL CHAIN LINK.
- FENCE POSTS SHALL BE 1.5 INCHES IN DIAMETER, DRIVEN 2 FEET INTO THE GROUND, AT MOST 10 FEET APART.
- PERMANENT WALLS AND FENCES MAY BE USED INSTEAD OF CHAIN LINK FENCE WHERE THEY ARE OF COMPARABLE HEIGHT AND STURDINESS TO CHAIN LINK.
- MOVABLE BARRIERS OF CHAIN LINK FENCE SECURED TO CEMENT BLOCKS MAY BE SUBSTITUTED FOR FIXED FENCE IN LIMITED CIRCUMSTANCES AND WITH CITY ARBORIST APPROVAL IF THE FENCE WILL HAVE TO BE MOVED TO ACCOMMODATE CERTAIN CONSTRUCTION PHASES.
- MANUALLY SPREAD A 6-INCH LAYER OF COARSE WOODCHIPS THROUGHOUT ENTIRE TPZ PRIOR TO CONSTRUCTION ACTIVITY.
- CUSTOM TPZ WARNING SIGNS (ENGLISH AND SPANISH) SHALL BE PRINTED ON 11" X 17" LAMINATED YELLOW PAPER AND SECURED IN A PROMINENT LOCATION ON EACH PROTECTION FENCE.
- IF CONSTRUCTION ACTIVITIES ARE PLANNED BETWEEN APRIL AND OCTOBER, TEMPORARY SUPPLEMENTAL IRRIGATION (SOAKER HOSE) SHALL BE INSTALLED THROUGHOUT THE TPZ. THE PROJECT ARBORIST WILL DIRECT THE WATERING SCHEDULE BASED ON SITE-SPECIFIC CONSIDERATIONS AND RECENT WEATHER.

2. TREE PROTECTION VERIFICATION LETTER

NOTIFY THE PROJECT ARBORIST AFTER TREE PROTECTION MEASURES HAVE BEEN INSTALLED. THE PROJECT ARBORIST MUST INSPECT THE MEASURES TO VERIFY THEIR COMPLIANCE AND WILL ISSUE A LETTER TO THE CITY WITH THEIR FINDINGS.

3. MEETING WITH PROJECT ARBORIST

PRIOR TO BEGINNING ANY WORK OR DEMOLITION, ALL CONTRACTORS INVOLVED WITH THE PROJECT SHOULD ATTEND A PRE-CONSTRUCTION MEETING WITH THE PROJECT ARBORIST TO:

- REVIEW THE TREE PROTECTION GUIDELINES, ACCESS ROUTES, STORAGE AREAS, AND WORK PROCEDURES WILL BE DISCUSSED.
- IDENTIFY ANY POTENTIAL CLEARANCE PRUNING THAT MAY BE REQUIRED TO ACCOMMODATE CONSTRUCTION.
- THE GENERAL CONTRACTOR OR PROJECT MANAGER IS RESPONSIBLE FOR SCHEDULING THIS MEETING.

DEMOLITION PHASE

4. WHEN DEMOLISHING EXISTING FEATURES WITHIN TPZS, START WORK CLOSE TO TREES AND MOVE BACKWARD, LIMITING EQUIPMENT TO STILL-PAVED AREAS.

5. IF MOVABLE BARRIERS WERE AUTHORIZED FOR THE DEMOLITION PHASE AND WILL NOT NEED TO BE MOVED AGAIN, INSTALL STANDARD CHAIN LINK FENCE WITH POSTS IN THE GROUND.

\$\$\$ ANY TREE ON SITE PROTECTED BY THE CITY'S MUNICIPAL CODE WILL REQUIRE REPLACEMENT ACCORDING TO ITS APPRAISED VALUE IF IT IS DAMAGED BEYOND REPAIR AS A RESULT OF CONSTRUCTION. \$\$\$

CONSTRUCTION PHASE

6. MONTHLY MONITORING REPORTS. ALERT PROJECT ARBORIST WHEN CONSTRUCTION IS SCHEDULED TO BEGIN. THE PROJECT ARBORIST SHALL VISIT THE SITE MONTHLY UNTIL PROJECT COMPLETION TO:

- MONITOR THE EFFECTIVENESS OF THE TREE PRESERVATION PLAN.
- PROVIDE RECOMMENDATIONS FOR ANY NECESSARY ADDITIONAL CARE OR TREATMENT.
- ISSUE A REPORT TO THE CITY WITH THEIR FINDINGS.
- THE FINAL REPORT WILL INCLUDE RECOMMENDATIONS FOR POST-CONSTRUCTION MITIGATION AND TREATMENTS, IF APPROPRIATE.

7. MAINTAIN TREE PROTECTION FENCES AROUND ALL TPZS AND INSPECT DAILY FOR DAMAGE AND PROPER FUNCTION.

8. DO NOT REMOVE, ADJUST, OR WORK INSIDE ANY TPZ WITHOUT CONSULTING THE PROJECT ARBORIST.

9. TREE PROTECTION ZONE (TPZ) RESTRICTIONS

- NO OPERATION, STORAGE, OR PARKING OF VEHICLES OR HEAVY EQUIPMENT.
- NO STORAGE OR DISPOSAL OF BUILDING MATERIALS, REFUSE, SOIL, EXCAVATED SPOILS, OR CHEMICALS OF ANY KIND.
- NO CUTTING OF TREE ROOTS BY UTILITY TRENCHING, FOUNDATION DIGGING, OR ANY MISCELLANEOUS EXCAVATION WITHOUT PRIOR APPROVAL OF THE PROJECT ARBORIST.
- NO USE OF TPZ AS A REST/LUNCH/BREAK AREA BY PROJECT STAFF.
- NO GRADE CHANGES OF ANY KIND EXCEPT AS EXPRESSLY DESIGNED OR APPROVED BY THE PROJECT ARBORIST.
- NO ALTERATION OR DISTURBANCE, FOR ANY DURATION, OF THE GROUND INSIDE THE TPZ.

10. ANY WORK WITHIN ANY TPZ MUST BE APPROVED BY THE PROJECT ARBORIST PRIOR TO BEGINNING THE TASK.

11. ROOT MANAGEMENT

- IF ROOTS OVER 1" IN DIAMETER ARE ENCOUNTERED WHEN EXCAVATING IN ANY LOCATION:
 - HAND-DIG THE EDGE NEAREST THE TRUNK TO THE FULL DEPTH OF THE FEATURE BEING INSTALLED OR TO A DEPTH OF 3 FEET, WHICHEVER IS SHALLOWER.
 - ROUTE CONDUIT AND OTHER FEATURES AROUND AND BETWEEN ROOTS WHEN POSSIBLE.
- IF ROOTS 1-2 INCHES IN DIAMETER MUST BE CUT, SEVER THEM CLEAN AND SQUARE AT UNDAMAGED TISSUE USING BYPASS PRUNERS FOR A SHARP SAW.
- IF ROOTS OVER 2" MUST BE CUT, STOP WORK IN THAT AREA AND CONTACT THE PROJECT ARBORIST IMMEDIATELY FOR GUIDANCE.

• THE PROJECT ARBORIST WILL INSPECT THE EXPOSED ROOT(S) TO ASSESS THE IMPACT OF CUTTING AND OVERSEE/DOCUMENT ANY APPROVED ROOT CUTTING.

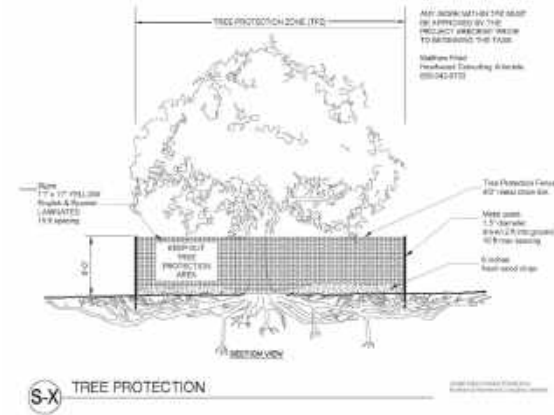
• EXPOSED ROOTS AND UPPER 3 FEET OF TRENCH WALLS SHALL BE COVERED WITH 3-4 LAYERS OF BURLAP OR ABSORBENT FABRIC AND KEPT MOIST UNTIL BACKFILLED.

12. PRUNING / TRIMMING

ANY PRUNING OF ANY LIMBS OR ROOTS OVER 2" DIAMETER MUST BE SUPERVISED BY THE PROJECT ARBORIST.

13. FINAL INSPECTION BY CITY ARBORIST -

BEFORE REMOVING TPZ FENCES AND AFTER PLANTING ANY REPLACEMENT TREES, CONTACT THE CITY ARBORIST FOR A FINAL INSPECTION. JILLIAN KELLER - JKELLER@MENLOPARK.GOV



POST-CONSTRUCTION PHASE

14. POST-CONSTRUCTION REMEDIAL TREATMENTS AND/OR MAINTENANCE MAY BE PRESCRIBED BY THE PROJECT ARBORIST NEAR THE END OF THE PROJECT. ANY DIRECTIVES WILL BE SITE-SPECIFIC AND TAILORED TO:

- THE OBSERVED DISRUPTIVENESS OF CONSTRUCTION ACTIVITIES
- TREE CONDITION AND RESPONSE TO CONSTRUCTION
- TIME OF YEAR AND RECENT WEATHER

POST-CONSTRUCTION CARE WILL BE DETAILED IN THE FINAL MONTHLY MONITORING REPORT AND REVIEWED WITH THE PROPERTY OWNER.

PROJECT ARBORIST

MATTHEW FRIED (ISA # MA-4851A)
 MATTHEW@HEARTWOODARBORISTS.COM
 #/ 650-542-8733



HEARTWOOD
 CONSULTING ARBORISTS

HEARTWOOD
 CONSULTING ARBORISTS
 266 S Hill Blvd. San Francisco, CA 94112
 650.542.8733 w/heartwoodarborists.com

316 PRINCETON RD
 MENLO PARK, CALIFORNIA 94025

DATE: 05/28/2024
 PREPARED: MSF
 SCALE: AS SHOWN

TREE PROTECTION PLAN
 SHEET 3 of 3

T-1.3

PROJECT DESCRIPTION**New Residence for John & Fay****316 Princeton Rd****Menlo Park, CA****APN # 071394280****PROPOSAL**

The applicant is requesting approval for a use permit to construct a new single-family residence on a substandard lot with respect to lot width & required lot size in the R-1-U zoning district.

The existing lot has an existing one-story single-family residence with detached garage which is proposed to be demolished.

ANALYSIS**Site Location**

The project site is a 7500 square feet lot with a lot width of 50 feet and depth of 150 feet located at 316 Princeton Rd, Menlo Park CA 94025 in the R-1-U Zoning district.

Project Description

The applicant is proposing to build a new two-story residence with basement and detached ADU.

The new proposed residence will have a total floor area for the ground and second floor of 2,924 square feet within the maximum FAL of 2,925 square feet for single family lot 7500 square feet.

The basement will be 1,695 square feet and doesn't count towards the FAL.

The ground floor area is 1,227 square feet of habitable area and 448 square feet attached 2-car garage for the area of 1,675 square feet. At the ground level there is a covered porch (65 square feet) and a covered rear patio (200 square feet). This along with the building coverage to a total of 1,984 square feet or 26% which is within the building coverage maximum of 2,625 square feet and 800 square feet of ADU which is not factored.

The Second-floor area is 1,250 square feet.

The Basement floor area is 1,695 square feet with two light wells, one in the front and one in the right side with stair access to grade.

The proposed height of the residence will be 27'10" feet, below the maximum allowable height of 28 feet. The proposed structure is within the daylight plane requirements. The proposed residence will also comply with front, side and rear yard setback requirements.

Design and Materials

The proposed residence is designed in "Modern Farmhouse Style". This style is characterized by its blend of traditional country elements with a contemporary aesthetic. Key features included clean lines, a simple color palette (involving lots of black, white, or natural wood tones), large windows, and a mix of natural materials. The house demonstrates these elements, particularly with its gabled metal roofs, large windows, and the use of natural stained cedar wood and dark colors, adapting these traditional forms to a more current, stylish look.

Large picture Windows: Prominently featured in the gabled sections, these windows are floor-to-ceiling and provide expansive views and ample natural light, enhancing the indoor-outdoor connection. Specially in the ground level toward the backyard view. They are framed in black, which contrasts sharply with the building's dark wood siding, giving a modern edge to the traditional form.

The windows and exterior doors will be metal clad exterior with simulated divided lights, or "muntins with spacers placed between the insulated glass".

The main Entrance Door is set within a recessed alcove and features a large glass panel that occupies most of the door, framed in warm-toned wood. This design not only complements the modern aesthetic but also enhances the home's welcoming nature by allowing light to pass through and offering a glimpse of the interior, and Patio door features large glass doors, possibly sliding or bi-fold, which provide a seamless flow between indoor and outdoor spaces.

The Columns will be Supporting the porch and portions of the upper structure, the columns are sleek and likely made of stucco that matches the dark window. These columns are minimalistic, emphasizing vertical lines which add to the overall modern aesthetic.

These materials not only contribute to the building's visual appeal but also provide structural integrity and weather resistance, essential for the building's longevity. The use of contrasting materials and colors on the porch area helps to define it as a separate yet integrated part of the overall structure, inviting relaxation and interaction with the outdoor environment.

The rear balcony has access from Master Bedroom follow the balcony restriction and wrap up to 20' from side set back with wall.

Site Design

The house has been strategically located to maximize enjoyment of the site while harmonizing with the neighboring properties. The front setback and garage location are designed to align seamlessly with the existing streetscape. The majority of the second floor is positioned on the right side to complement the overall layout.

Efforts will be made to preserve the street's heritage tree. However, a multi-trunk tree with an 8" diameter in the backyard will need to be removed to accommodate an ADU (Accessory Dwelling Unit).

The new landscape and planting design reflect the minimalist character of the house, enhancing its aesthetic appeal. The selected plants provide color and textural interest while prioritizing water conservation, ensuring the landscape remains beautiful and sustainable with minimal irrigation needs.

Neighbors Outreach Outcomes

On Sunday, May 19th, we conducted a productive outreach meeting with our neighbors, Pinar & Eric Bilir (308 Princeton Rd), C.C. Huang (324 Princeton Rd), and Amanda Packel & Gus Araya (317 Princeton Rd), to present and discuss the design concept for the upcoming project. The meeting was attended by the property owners, John and Fay, and Sepie Amin (myself) as the designer.

During the meeting, we reviewed the floor plan and elevation, ensuring that the proposed design aligned with the community's needs and expectations. The neighbors expressed their excitement and support for the project, with no major concerns raised. They appreciated the open communication and are eager to see the project progress.

Following the meeting, I received positive feedback and approval emails from all the neighbors. Their input has been invaluable, and we look forward to continuing this collaborative journey to create something remarkable for our neighborhood.

This outreach effort has successfully established a strong foundation of trust and cooperation within the community, setting a positive tone for the project's development

Great Meeting with You – Excited for Our New Project! 316 Princeton Dr.

Amanda K. Packel <amandapackel@gmail.com>

Mon, May 20, 2024 at 11:16 AM

To: Sepie Amin <sepie.amin@gmail.com>

Cc: ali zaghi <alizaghi2@gmail.com>, Jalal Kamal <jkamal19@gmail.com>

Sepie,

It was a pleasure meeting you and Fay and John. Thank you for reviewing the plans with us. We have no concerns about the project. We wish you the best of luck throughout the process, and we look forward to welcoming Fay and John to Princeton Road when it is completed.

Best,

Amanda Packel and Gus Araya

317 Princeton Rd.

Menlo Park, CA

On May 20, 2024, at 10:58 AM, Sepie Amin <sepie.amin@gmail.com> wrote:

[Quoted text hidden]

Great Meeting with You – Excited for Our New Project! 316 Princeton Dr.

Cheng-Cher Huang <cchuang@gmail.com>

Mon, May 20, 2024 at 4:22 PM

Reply-To: cchuang@gmail.com

To: Sepie Amin <sepie.amin@gmail.com>

Hi Sepie,

My name is C C Huang.

Thank you for your email and sharing some information about the new neighbor.

Please let us know when the demolition of the existing building will take place.

Have a great day, C C Huang

[Quoted text hidden]

Great Meeting with You – Excited for Our New Project! 316 Princeton Dr.

S. Pinar Bilir <spbilir@gmail.com>

Mon, May 20, 2024 at 1:12 PM

To: Sepie Amin <sepie.amin@gmail.com>

Cc: ali zaghi <alizaghi2@gmail.com>, Jalal Kamal <jkamal19@gmail.com>, Eric Sun <eric_sunmd@gmail.com>

Hi Sepie,

Thank you so much for sending this over! Our read of it is that it shows exactly what we expected -- that the current fence (primarily in the front up until the garage) is over the property line into our lot. It would be perfect to redo that in line with the property lines after all of the new construction is in place! We are also happy to keep the current fence in place while building is underway to make it easy, which I think works everywhere except where the current garage is. Perhaps when you are closer to completing your project, we could connect again to coordinate on the new fence?

We really appreciate that you all came over to meet us -- I know building can be daunting, so thank you for taking the time to share your plans and create the flow of communication! We look forward to seeing you all in the area as the project gets started.

Have a great week!
Pinar

[Quoted text hidden]

LOCATION: 316 Princeton Road	PROJECT NUMBER: PLN2024-00022	APPLICANT: Ali Zaghi	OWNER: Richard Ittner TR
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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 September 23, 2025) for the use permit to remain in effect.
 - b. Development of the project shall be substantially in conformance with the plans prepared by Allcons Group Inc. consisting of 17 plan sheets, dated received September 13, 2024 and approved by the Planning Commission on September 23, 2024, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
 - c. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
 - d. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - e. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
 - f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
 - g. 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 and street trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Heartwood Consulting Arborists dated May 28, 2024.
 - 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: 316 Princeton Road	PROJECT NUMBER: PLN2024-00022	APPLICANT: Ali Zaghi	OWNER: Richard Ittner TR
--	---	-----------------------------	------------------------------------

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.

Tree Inventory, Assessment, and Protection

316 Princeton Road
Menlo Park, CA 94025

Prepared for:
ALLCONS GROUP INC.

May 28, 2024

Prepared by:



HEARTWOOD
CONSULTING ARBORISTS

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Summary

All structures on the property will be demolished. A new residence and ADU will be built. The driveway will be relocated. Fourteen (14) trees, including two protected trees, T1 and T2, were inventoried. The two protected trees are street trees. There were no other protected trees on site or offsite with canopies overhanging the project site.

The proposed driveway comes within 2 feet of the trunk of street tree T1. The project team has been advised that this is too close to the tree trunk. To protect the tree from harm, the driveway needs to be redesigned with a clearance of at least six times the trunk's diameter, which is 60 inches.

Three (3) non-protected trees are proposed for removal (T8, T9, T12). All have low suitability for preservation.

The report includes a [Tree Protection Plan](#) (T-1) for incorporation into the construction drawings. It's crucial that everyone involved in the project familiarizes themselves with this report and consults the Project Arborist for advice if any issues or questions arise.

Assignment

- Visit the site and collect the following attributes for all protected trees on site: species, trunk diameter, overall condition, and suitability for preservation.
- Prepare a numbered tree map (not-to-scale).
- Review all available project drawings to assess impacts from construction activities.
- Develop tree protection guidelines for all trees to be retained.

Limits of Assignment

The information in this report is limited to the tree and site conditions during my inspections on May 24, 2024, and my review of the following project documents:

- Preliminary Site Survey (2 Sheets) Osuna Engineering, Inc. 05/21/24
- Site Plan A01.00 – SA STUDIO 05/23/24
- No tree risk assessments were performed.
- Any trunk diameters and heights of trees located off the property are based on visual estimations. The assessment of the condition of trees situated offsite was made from one perspective, on the project side of the tree.

Purpose and Use of this Report

This report records existing tree and site conditions at the subject property. The client and their agents will use it to guide tree preservation throughout construction.

Observations

Trees

Fourteen (14) trees, including two protected trees, T1 and T2, were inventoried. The two protected trees are street trees. There were no other protected trees on site or offsite with canopies overhanging the project site. Nine (9) of the trees inventoried were offsite. None had protected status.

Tree #1 (sweetgum street tree) has a significant codominant attachment at about 7 feet.



See Tree Protection Plan and Tree Assessment Table.

The Tree Assessment Table details all attributes collected for each tree. It lists an opinion of the value of each protected tree based on the methodology and guidance in the *Guide to Plant Appraisal* (10th Edition).

Project Features

All structures on the property will be demolished. A new residence and ADU will be built. The driveway will be relocated.

Potential Conflicts

Tree #1 – Quercus rubra – 10” DBH

The proposed driveway comes within 2 feet of the trunk of this tree. See the Discussion section (“Individual Tree Impacts”).



Discussion

Suitability for Preservation

The 2023 ISA Best Management Practices emphasizes the importance of selecting trees for preservation that enhance a site post-construction. This involves assessing trees based on their species, health, size, longevity, and construction tolerance.

Trees ideal for preservation are healthy, long-lived, aesthetically pleasing, non-invasive, pest-free, and construction-tolerant. In contrast, unhealthy, short-lived, unattractive, or disturbance-sensitive trees are less suitable for preservation.

The Tree Assessment Table provides suitability ratings (high, medium, low) for each tree.

Tree Protection Zone (TPZ)

The Tree Protection Zone (TPZ) is the designated area where certain activities are prohibited to reduce potential harm to the tree. On the Tree Protection Plan (T-1), Heartwood Consulting Arborists (HCA) has specified fence locations adequate to minimize impacts to the trees scheduled for preservation. The fence configurations differ from idealized "calculated" TPZs. In accordance with current ISA BMPs for Trees and Construction, the "specified" TPZs account for tree size, species tolerance to disturbance, and the practical constraints of existing and proposed project features.

The TPZs shown on the T-1 are to be installed before construction starts and removed after the project is complete and with permission from the City Arborist.

Appendix A contains the TPZ fence specifications and guidelines for working within the TPZ. This information is also stated on the T-1 sheet. Any work inside the TPZ, including demolition, requires prior consultation with the Project Arborist.

Critical Root Zone

The critical root zone (CRZ) is the area of soil around the trunk of a tree where roots are located that provide stability and uptake of water and nutrients required for the tree's survival. The CRZ is the minimum distance from the trunk that trenching or root cutting can occur. The CRZ extends out from the trunk three times the tree's diameter at breast height (DBH) (Costello, L., Watson, G., Smiley, E. 2017). For example, a tree with a diameter of two feet would have a CRZ that extends at least six feet from the trunk on all sides.

Impact Level

Impact level defines how a tree may be influenced by construction activity and proximity to the tree and is described as low, moderate, or high. The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised, and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

Individual Tree Impacts:

Tree #1 – Quercus rubra – 10” DBH

The proposed driveway comes within 2 feet of the trunk of this tree. The project team has been advised that this is too close to the tree trunk. This proximity poses a risk of substantial damage to the tree's roots. As the tree grows, its trunk and supporting roots will likely interfere with the driveway. To protect the tree from harm, the driveway needs to be redesigned with a clearance of at least six times the trunk's diameter, which is 60 inches. Additionally, the Project Arborist should inspect any roots exposed during excavation and cut cleanly to undamaged tissue per the root management guidelines in Appendix A.

Tree #2 has a sizable woody surface root that stretches away from the planned driveway. Both the proposed and recommended designs will not disturb this root.



Assuming Tree Protection Zones are implemented according to the specifications in this report and with adherence to the Tree Protection Guidelines (Appendix A), it is anticipated that the impact on all other trees to be preserved will be low.

Tree Removals:

Three (3) non-protected trees are proposed for removal (T8, T9, T12). All have low suitability for preservation.

Tree #8.

Deodar cedar

4.5" DBH

Topped at 4.5 feet.



Tree #9

Lemon

5" DBH



Tree #12

Olive

Stump sprout origin.

15-20 stems, none greater than 2 inches in diameter.



Recommendations

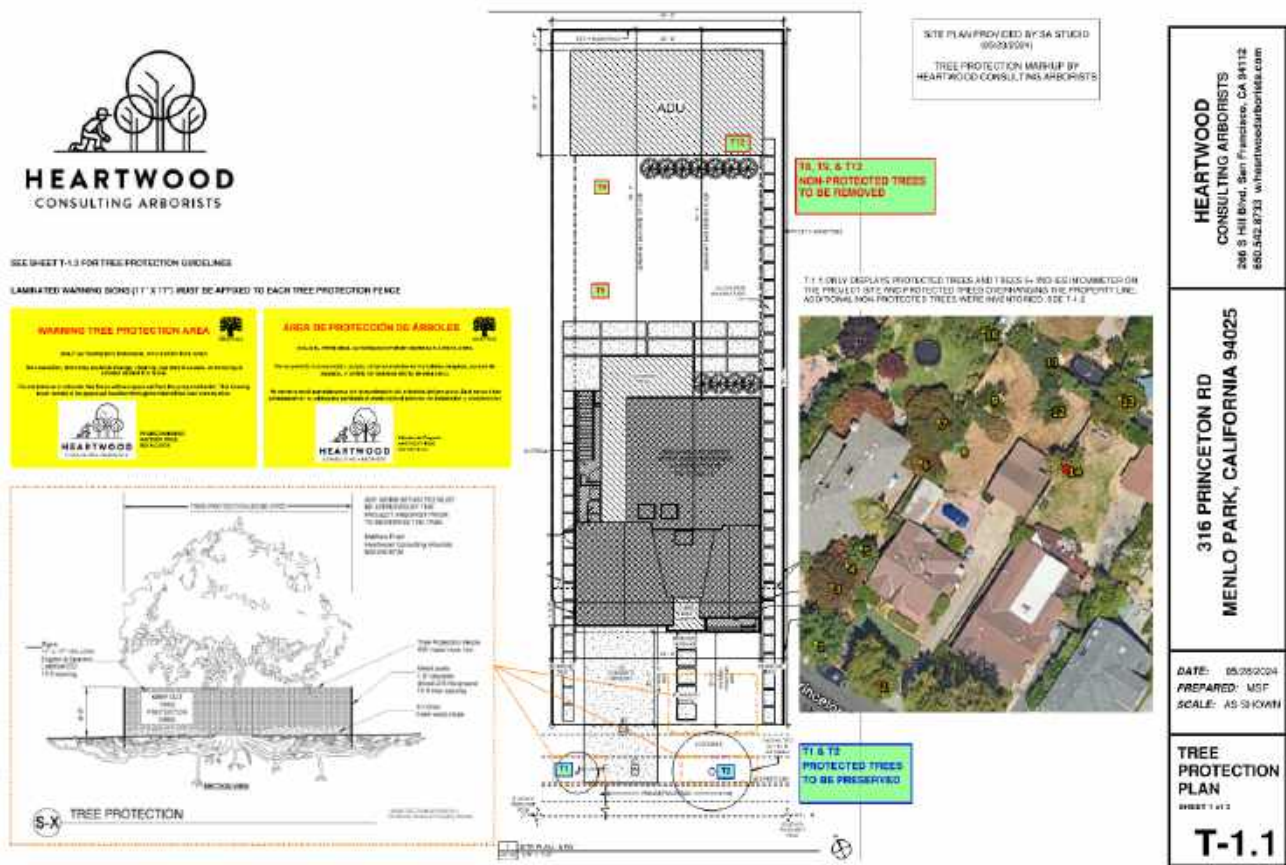
1. Redesign driveway to maintain a minimum berth of 60 inches between outer trunk and new driveway, including over-excavation.
2. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. The owner is responsible for ensuring all parties are familiar with this document. Any questions should be directed to Project Arborist, Matthew Fried (650-542-8733).
3. Review the [Tree Protection Plan \(T-1\)](#) and incorporate it into the construction plan set. The tree protection markups may be transcribed onto other plan sheets by the design team but must reflect the following at a minimum:
 - a. Tree protection fence locations specified.
 - b. Tree ID #'s
 - c. Locations where hand excavation or other mitigations are required.
4. Place tree protection fence around the trees to exclude personnel, materials, and equipment from accessing the area.
5. Under no circumstances are ANY roots of ANY tree to be severed within a distance less than 3 times the trunk diameter. If such a need arises, an inspection and report by the Project Arborist is required to assess impacts to tree and provided additional mitigation measures for review by the City of Menlo Park.
6. Refer to Appendix A for Tree Protection Guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within any Tree Protection Zone.
7. Arrange a pre-construction meeting with the Project Arborist to:
 - a. Verify tree protection is in place, with the correct materials, and at the proper distances.
 - b. Review the Tree Protection Guidelines. Access routes, storage areas, and work procedures will be discussed.
 - c. Identify any potential clearance pruning that may be required to accommodate construction.

Tree Assessment Table

Tree #	Offsite	Protected	Preserve / Remove	Common Name	Latin Name	Trunk dia. (in.)*	Health	Structure	Overall Condition	Suitability	Impact Level	Comments	Rounded Depr. Value
1		Yes Street Tree	Preserve	Northern red oak	<i>Quercus rubra</i>	10	Good	Good	Good	High	Low	Woody root going away from construction.	\$ 3,780
2		Yes Street Tree	Preserve	Sweetgum	<i>Liquidambar styraciflua</i>	18.5	Good	Poor	Fair	Medium	Low	Codominant at 7 feet.	\$ 3,400
3	X	No	Preserve	Common crapemyrtle	<i>Lagerstroemia indica</i>	14	Fair	Fair	Fair	Medium	Low		N/A
4	X	No	Preserve	Japanese maple	<i>Acer palmatum</i>	8	Fair	Fair	Fair	Medium	Low		N/A
5	X	No	Preserve	Fern pine	<i>Podocarpus gracilior</i>	10	Good	Poor	Fair	Medium	Low	Weak branch attachments. Narrow angles. Inclusions.	N/A
6	X	No	Preserve	Japanese maple	<i>Acer palmatum</i>	11	Good	Fair	Good	High	Low	Neighbor.	N/A
7	X	No	Preserve	Tallowtree	<i>Triadica sebifera</i>	12	Good	Fair	Good	High	Low		N/A
8		No	Remove	Deodar cedar	<i>Cedrus deodara</i>	4.5	Good	Very Poor	Poor	Low	N/A	Previously topped	N/A
9		No	Remove	Lemon	<i>Citrus limon</i>	5	Poor	Poor	Poor	Low	N/A		N/A
10	X	No	Preserve	Evergreen pear	<i>Pyrus kawakamii</i>	13	Good	Poor	Fair	Medium	Low		N/A
11	X	No	Preserve	Pineapple guava	<i>Feijoa sellowiana</i>	7	Good	Fair	Fair	Low	Low		N/A
12		No	Remove	Olive	<i>Olea europaea</i>	2	Good	Poor	Fair	Low	N/A	Stump sprout origin. Between 15 and 20 stems. None greater than 2 inches diameter.	N/A
13	X	No	Preserve	Strawberry tree	<i>Arbutus unedo</i>	13	Good	Fair	Good	High	Low		N/A
14	X	No	Preserve	Yew podocarpus	<i>Podocarpus macrophyllus</i>	13	Fair	Very Poor	Poor	Low	Low	Very poor structure, previously tapped and or failures	N/A

Tree Protection Plan (T-1)

[\(Download PDF\)](#)



Appendix A: Tree Protection Guidelines

THESE GUIDELINES MUST BE INCLUDED IN THE CONSTRUCTION PLAN SET IN A CLEARLY READABLE FORMAT AND SIZE.



ANY TREE ON SITE PROTECTED BY THE CITY'S MUNICIPAL CODE WILL REQUIRE REPLACEMENT ACCORDING TO ITS APPRAISED VALUE IF IT IS DAMAGED BEYOND REPAIR AS A RESULT OF CONSTRUCTION.



-----PRECONSTRUCTION PHASE-----

- 1. Tree Protection Fences.** Install tree protection fences at the locations and distances shown on the Tree Protection Plan (T-1).

The area within the fence is the **Tree Protection Zone (TPZ)**.

- a. Fence shall be six (6)-foot-tall chain link.
- b. Fence posts shall be 1.5 inches in diameter, driven 2 feet into the ground, at most 10 feet apart.
- c. Permanent walls and fences may be used instead of chain link fence where they are of comparable height and sturdiness to chain link.
- d. Movable barriers of chain link fence secured to cement blocks may be substituted for fixed fence in limited circumstances and with City Arborist approval if the fence will have to be moved to accommodate certain construction phases.
- e. Manually spread a 6-inch layer of coarse woodchips throughout entire TPZ prior to construction activity.
- f. Custom TPZ Warning Signs (English and Spanish) shall be printed on 11" x 17" laminated **yellow** paper and secured in a prominent location on each protection fence. ([Download signs](#)).
- g. If construction activities are planned between April and October, temporary supplemental irrigation (soaker hose) shall be installed throughout the TPZ. The Project Arborist will direct the watering schedule based on site-specific considerations and recent weather.

2. Tree Protection Verification Letter

Notify the project arborist after tree protection measures have been installed. The project arborist must inspect the measures to verify their compliance and will issue a letter to the city with their findings.

3. Meeting with Project Arborist

Prior to beginning any work or demolition, all contractors involved with the project should attend a pre-construction meeting with the Project Arborist to:

- a. Review the Tree Protection Guidelines. Access routes, storage areas, and work procedures will be discussed.
- b. Identify any potential clearance pruning that may be required to accommodate construction.
- c. The general contractor or project manager is responsible for scheduling this meeting.

-----DEMOLITION PHASE-----

- 4. When demolishing existing features within TPZs, start work close to trees and move backward, limiting equipment to still-paved areas.
- 5. If movable barriers were authorized for the demolition phase and will not need to be moved again, install standard chain link fence with posts in the ground.

-----CONSTRUCTION PHASE-----

6. Monthly Monitoring Reports.

Alert the Project Arborist when construction is scheduled to begin. The Project Arborist shall visit the site monthly until project completion to:

- a. Monitor the effectiveness of the Tree Preservation Plan.
- b. Provide recommendations for any necessary additional care or treatment.
- c. Issue a report to the city with their findings.
- d. The final report will include recommendations for post-construction mitigation and treatments, if appropriate.

7. Maintain tree protection fences around all TPZs and inspect daily for damage and proper function.

8. Do not remove, adjust, or work inside any TPZ without consulting the Project Arborist.

9. Tree Protection Zone (TPZ) Restrictions

- a. NO operation, storage, or parking of vehicles or heavy equipment.
- b. NO storage or disposal of building materials, refuse, soil, excavated spoils, or chemicals of any kind.
- c. NO cutting of tree roots by utility trenching, foundation digging, or any miscellaneous excavation without prior approval of the Project Arborist.
- d. NO use of TPZ as a rest/lunch/break area by project staff.
- e. NO grade changes of any kind except as expressly designed or approved by the Project Arborist.
- f. NO alteration or disturbance, for any duration, of the ground inside the TPZ.

10. ANY WORK WITHIN ANY TPZ MUST BE APPROVED BY THE PROJECT ARBORIST PRIOR TO BEGINNING THE TASK.**11. Root Management**

- a. If roots over 1" in diameter are encountered when excavating in ANY location:
 - i. Hand-dig the edge nearest the trunk to the full depth of the feature being installed or to a depth of 3 feet, whichever is shallower.
 - ii. Route conduit and other features around and between roots when possible.
- b. If roots 1-2 inches in diameter must be cut, sever them clean and square at undamaged tissue using bypass pruners for a sharp saw.
- c. If roots over 2" must be cut, STOP work in that area and contact the Project Arborist immediately for guidance.
 - i. The Project Arborist will inspect the exposed root(s) to assess the impact of cutting and oversee/document any approved root cutting.
- d. Exposed roots and upper 3 feet of trench walls shall be covered with 3-4 layers of burlap or absorbent fabric and kept moist until backfilled.

12. Pruning / Trimming

Any pruning of any limbs or roots over 2" diameter must be supervised by the Project Arborist.

13. Final Inspection by City Arborist –

Before removing TPZ fences and *after* planting any replacement trees, contact the City Arborist for a final inspection. Jillian Keller - jmkeller@menlopark.gov

-----POST-CONSTRUCTION PHASE-----

14. Post-construction remedial treatments and/or maintenance may be prescribed by the Project Arborist near the end of the project. Any directives will be site-specific and tailored to:

- a. The observed disruptiveness of construction activities
- b. Tree condition and response to construction
- c. Time of year and recent weather

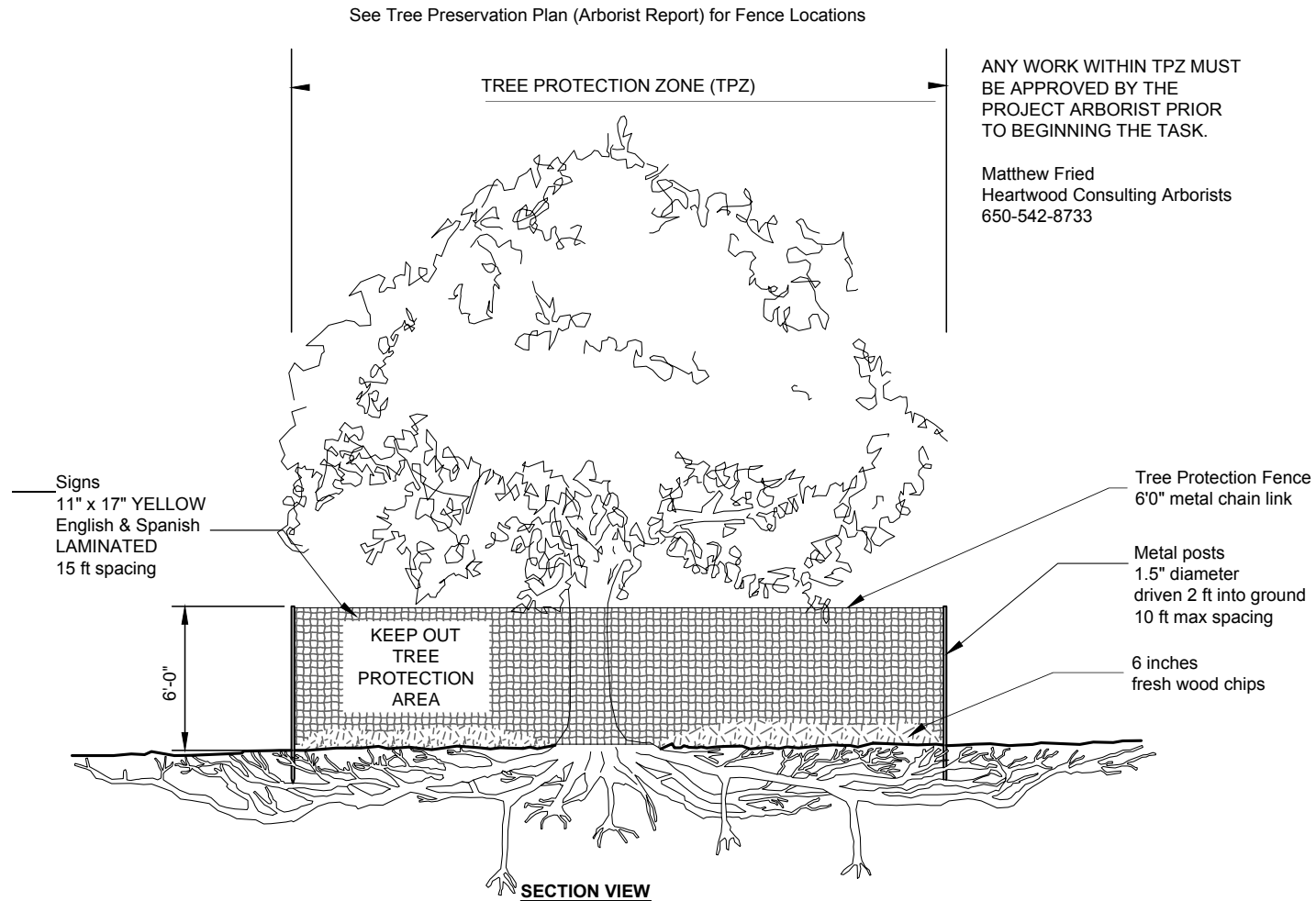
Post-construction care will be detailed in the final Monthly Monitoring Report and reviewed with the property owner.



ANY TREE ON SITE PROTECTED BY THE CITY'S MUNICIPAL CODE WILL REQUIRE REPLACEMENT ACCORDING TO ITS APPRAISED VALUE IF IT IS DAMAGED BEYOND REPAIR AS A RESULT OF CONSTRUCTION.



Tree Protection Detail. Incorporate into Construction Plan Set. ([PDF for Download](#))



TREE PROTECTION

URBAN TREE FOUNDATION © 2014
Modified by Heartwood Consulting Arborists

Tree Protection Zone Signs

- Download [these signs](#) (English and Spanish) and print them on 11" x 17" **yellow** paper.
- After laminating, affix each copy in prominent locations along each tree protection fence.



Qualifications, Assumptions, & Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

Certification of Performance

I, Matthew Fried, certify:

- That I have personally inspected the tree(s) and/or the property referred to in this report and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms of Assignment;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions, and conclusions stated herein are my own;
- 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;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

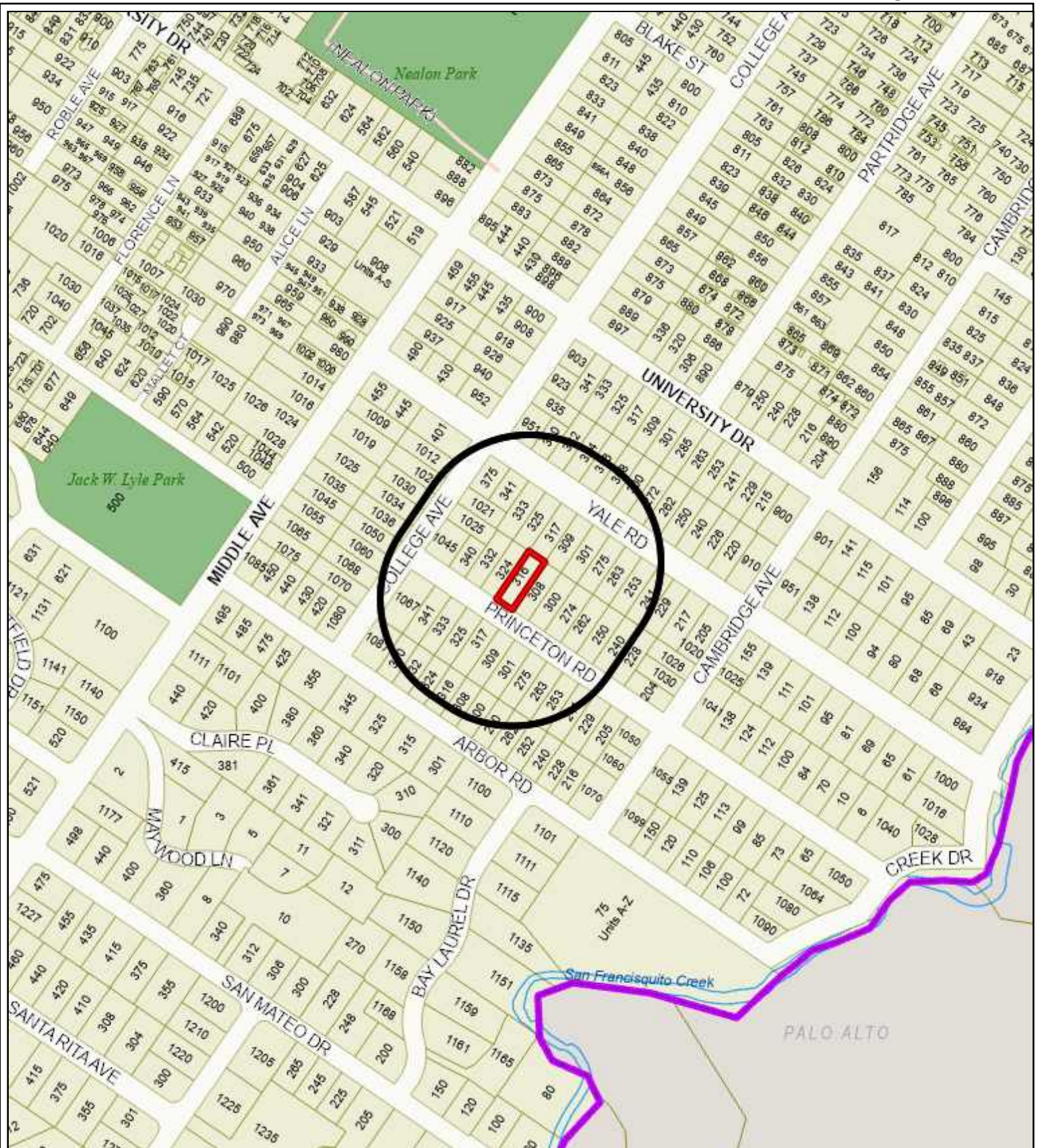
I further certify that I am Registered Consulting Arborist® #651 with the American Society of Consulting Arborists, and acknowledge, accept, and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Certified Arborist and have been involved in the practice of arboriculture and the study of trees for over twelve years.

Matthew Fried

Matthew Fried
ASCA Registered Consulting Arborist® # 651
ISA Certified Arborist® MA-4851B



asca | RCA
Registered Consulting Arborist®



City of Menlo Park
 Location Map
 316 Princeton Road



316 Princeton Road – Attachment C: Data Table

	PROPOSED PROJECT		EXISTING PROJECT		ZONING ORDINANCE	
Lot area	7,500 sf		7,500 sf		7,000 sf min	
Lot width	50 ft		50 ft		65 ft min	
Lot depth	150 ft		150 ft		100 ft min	
Setbacks						
Front	20.0 ft		22.8 ft		20 ft min	
Rear	70.3 ft		91.5 ft		20 ft min	
Side (left)	5.0 ft		7.2 ft		5 ft min	
Side (right)	5.0 ft		8.7 ft		5 ft min	
Building coverage	1,984 sf		1,468 sf		2,625 sf max	
	26.4 %		19.6 %		35 % max	
FAL (Floor Area Limit)*	2,925 sf		1,468 sf		2,925 sf max	
Square footage by floor	1,227 sf/1 st		976 sf/1 st			
	1,250 sf/2 nd		492 sf/garage			
	TBD sf/ADU					
	448 sf/garage					
	308 sf/covered porch					
Square footage of buildings	2,925 sf		1,468 sf			
Building height	27.9 ft		13 ft		28 ft max	
Parking	2 covered spaces		2 covered spaces		1 covered and 1 uncovered space	
Note: Areas shown highlighted indicate a nonconforming or substandard situation						
Trees	Heritage trees	0	Non-Heritage trees	14	New trees	0
	Heritage trees removed	0	Non-Heritage trees proposed for removal	3	Total Number of trees	11

*The project is permitted to exceed the floor area limit by up to 800 square feet to allow for the construction of the future ADU.



STAFF REPORT

Planning Commission

Meeting Date:

9/23/2024

Staff Report Number:

24-041-PC

Public Hearing:

Consider and adopt a resolution to approve a use permit to operate a massage therapy business, which is considered a restricted personal service and a conditional use, in an existing multi-tenant 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.

Recommendation

Staff recommends that the Planning Commission adopt a resolution approving a use permit to operate a massage therapy business, a restricted personal service which is a conditional use, in an existing multi-tenant commercial building in the SP-ECR/D (El Camino Real Downtown Specific Plan) zoning district, at 433 El Camino Real and determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. A draft resolution, including the recommended conditions of approval, is included as Attachment A.

Policy Issues

The proposed project is located in the SP-ECR/D zoning district and the Planning Commission should consider the guiding principles of the Specific Plan and the goals, policies, and programs of the City's General Plan when evaluating the use permit request. The Specific Plan includes two guiding principles that should be considered in evaluating the proposed project: Generate Vibrancy and Promote Healthy Living and Sustainability. The City's General Plan also includes a number of goals and associated policies that should be considered in evaluating the proposed project, including: LU-3: Retain and enhance existing and encourage new neighborhood-serving commercial uses; LU-4: Promote and encourage existing and new businesses to be successful; and LU-5: Strengthen Downtown and the El Camino Real Corridor as a vital, competitive shopping area and center for community gathering, while encouraging preservation and enhancement of Downtown's atmosphere and character as well as creativity in development along El Camino Real.

Background

Site location

Using El Camino Real in a north to south orientation, the subject property is located on the west side of El Camino Real between Middle Avenue and College Avenue. Within the Specific Plan, the subject parcel is located in the El Camino Real South-West (ECR SW) sub-district, as well as the Specific Plan's El Camino Real Mixed Use (ECR MU) land use designation. All adjacent parcels are within the Specific Plan. The adjacent parcels along El Camino Real are developed with a gas station to the north of the subject parcel

and retail to the south. The parcels to east, across Alto Lane, are developed with residential uses, and the parcels to the west, across El Camino Real, are developed with the 500 El Camino Real mixed-use project.

The parcel is developed with a single-story commercial building consisting of two units, each approximately 1,400 square feet in size. The primary frontage and main entrances are located along El Camino Real with auxiliary entrances at the rear of the building along Alto Lane. Five off-street parking spaces, two for each unit and a tandem space, are located at the rear of the building and are accessed via Alto Lane. The adjoining unit (441 El Camino Real) is currently operating as a hair salon. A location map is included as Attachment B.

Previous approvals

The existing building was reconstructed with no on-site parking in the early 1990s through approval of a use permit, architectural control and a variance. An upholstery store occupied the adjacent tenant space (441 El Camino Real) while the subject tenant space was occupied by a bike shop. Subsequently, the Planning Commission approved use permits that allowed an insurance company in 1996 and a computer retailer in 1997 in the adjacent 441 El Camino Real tenant space. When the computer retailer vacated the adjacent 441 El Camino Real tenant space, Continental Caterers, which was also located at 425 El Camino Real and in the (now demolished) warehouse behind the building, expanded their business into the 441 El Camino Real tenant space without use permit approval. The warehouse was demolished in September 2006 in accordance with previous conditions of approval, and five parking spaces were installed where the warehouse once existed. The caterers vacated the entire site by January 2008. In March 2009, the Planning Commission approved a use permit for an optical sales establishment in the adjacent tenant space, addressed 441 El Camino Real. As part of that project, the applicant installed two tandem parking spaces at the rear of the building. Because these spaces are not independently accessible, they do not contribute to meeting the Zoning Ordinance parking requirement. However, the spaces are functional, and have been used as employee parking.

Analysis

Project description

The applicant is requesting a use permit to operate a massage therapy business, a restricted personal service, in the ECR MU land use designation of the Specific Plan. Such uses are conditionally permitted subject to the granting of a use permit. In their project description letter (Attachment A, Exhibit B), the applicant aims to provide a serene and healing environment for clients seeking wellness and relaxation through professional massage therapy. The applicant is proposing to offer massage therapy only with two masseuses on staff. The typical hours of operation would be the following:

- Mondays – Saturdays: 10:00 a.m. – 8:00 p.m.
- Sundays: Closed

No exterior changes to the building are proposed, with the possible exception of new signage, which would separately be reviewed for conformance with all relevant City regulations. The applicant proposes to construct new tenant improvements within the space, consisting of the following components:

- Reception desk and employee lounge area
- Five therapy rooms (non-full height walls of 7'-6")
- ADA Accessible restroom

Goal LU-3 of the General Plan is meant to encourage neighborhood-serving commercial uses that would create a vibrant commercial corridor, and General Plan Policy LU-3.1 seeks to activate otherwise underutilized properties in and near existing shopping districts. The activation of the currently vacant space along El Camino Real, an important commercial corridor, would be consistent with Goal LU-3 and Policy LU-3.1. Goal LU-4 of the City's General Plan is meant to promote and encourage existing and new businesses to be successful, and General Plan Policy LU-4.6 states that local-serving retail and personal service uses should be promoted in employment centers and transit areas that support walkability and reduce auto trips. The location of the proposed use within walking distance of the Menlo Park Caltrain station and near existing and new employment centers, including the mixed-use 500 El Camino Real development across the street, would be consistent with Goal LU-4 and Policy LU-4.6.

The Menlo Park Police Department and the Menlo Park Fire Protection District have both reviewed the proposed plans and have not identified any concerns. Prior to commencing operations, the applicants would be required to obtain all relevant permits either from the State of California (massage license) or from the Menlo Park Police Department (solicitor/peddler permit), as specified in project-specific condition 2a. In addition to the project description letter, the applicant has submitted proposed plans (Attachment A, Exhibit A).

Trees and landscaping

The City Arborist reviewed the proposed plans, inspected the site, and determined that an arborist report was not required for this project. All standard Menlo Park heritage tree protection measures would be implemented and ensured as part of condition 1h, specifically for the street trees adjacent to the project site.

Parking and circulation

The proposed project would not comply with the Specific Plan parking requirements. The project is located in the Outside Downtown On-Site Parking Area, where parking is required to be supplied on-site. The Specific Plan has set parking rates for specific uses, such as multi-family, general office, or retail. The proposed project would fall under retail and personal service land use which requires a minimum of four spaces per 1,000 square feet of gross floor area (GFA). The proposed project would have approximately 1,400 square feet of GFA which would require a minimum of six on-site parking spaces. While the proposed project would not comply with the Specific Plan requirements, AB 2097 (2022) prohibits public agencies or cities from imposing a minimum automobile parking requirement on most development projects located within a half-mile radius of a major transit stop (Menlo Park Caltrain station being one example).

Further, the City's Transportation Division reviewed the proposed project and determined that a transportation demand management (TDM) plan is not required based on the trips associated with the proposed project. Operationally, it is accepted that any parking needs would be satisfied through the on-street parking and through the unofficial parking spaces located behind the subject property along Alto Lane as noted above. The proposed project is located within one-half mile of the Menlo Park Caltrain station and in close proximity to mixed-use, commercial, and multi-family developments, which could reduce the parking demand for patrons of the message establishment. The project site also is connected to the surrounding uses by comprehensive pedestrian facilities.

Correspondence

The applicant provided a description of their neighborhood outreach efforts, which included contacting 13 adjacent neighbors and sharing their intended use and tenant improvement plans. This information is included in their project description letter. As of the writing of this report, staff has not received any correspondence on the proposed project.

Conclusion

The proposed use, a massage therapy business, would be generally compatible with the surrounding commercial and residential uses, and would activate a currently vacant site. The proposal would be consistent with relevant Specific Plan Guiding Principles, and would embody a number of the City's General Plan's goals and policies. The Menlo Park Police Department as well as the Menlo Park Fire Protection District have both reviewed the proposed plans. The Transportation Division has reviewed the applicant's proposal, determined that the proposed use would not result in any additional peak-hour trips, and concluded that the project would not have an effect on parking and circulation. 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 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. The proposed project would comply with applicable measures of the Specific Plan's Mitigation, Monitoring, and Reporting Program (Attachment C).

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. Mitigation, Monitoring, and Reporting Program

Report prepared by:

Connor Hochleutner, Assistant Planner

Report reviewed by:

Corinna Sandmeier, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2024- XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT TO OPERATE A MASSAGE THERAPY BUSINESS, WHICH IS CONSIDERED A RESTRICTED PERSONAL SERVICE AND A CONDITIONAL USE, IN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING IN THE SP-ECR/D (EL CAMINO REAL/DOWNTOWN SPECIFIC PLAN) ZONING DISTRICT.

WHEREAS, the City of Menlo Park (“City”) received an application requesting a use permit to operate a massage therapy business, which is considered a restricted personal service and requires a use permit, in an existing multi-tenant commercial building in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. (collectively, the “Project”) from Chacktong Louie (“Applicant”) on behalf of Shawn Corbari (“Owner”) located at 433 El Camino Real (APN 071-411-190) (“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 El Camino Real/Downtown Specific Plan (SP-ECR/D) district. The SP-ECR/D district supports restricted personal service uses subject to the granting of a use permit; and

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

WHEREAS, the Project was reviewed by the Menlo Park Police Department and the Menlo Park Fire District, who did not identify any concerns with the request; and

WHEREAS, the proposed Project was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance, and proposes standard tree protection mitigation measures to adequately protect heritage trees and street 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 exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15301 et seq. (existing facilities); 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 September 23, 2024, 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 a restricted personal service, a massage therapy business, in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district 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. The proposed Project is designed in a manner which is consistent with the goals, policies, and objectives of the General Plan, the El Camino Real-Downtown Specific Plan, and applicable Municipal Code and Zoning Ordinance requirements, and more specifically the Project would be compatible with the surrounding uses. The proposed Project is subject to mitigation measures and conditions of approval and that heritage trees in the area would be protected in compliance with the Heritage Tree Ordinance.

- b. The Project is subject to Assembly Bill 2097 (AB 2097), as such, it is not required to provide parking. AB 2097 prohibits the imposition of parking requirements on any residential, commercial or other development project located within half a mile of public transit. The development is located within half a mile from the Menlo Park Caltrain station. In this case, the City has determined AB 2097 applies because the Project is within a half mile of the Menlo Park Caltrain station. Therefore, no minimum parking requirements may be imposed.
- c. The proposed Project was reviewed by the Transportation Division which determined that the proposed use would not generate any additional peak-hour trips and would not be required to complete a Transportation Demand Management Plan. Further, it was determined that parking for the proposed Project could be managed through the existing on-street and noncompliant on-site parking. The project site is also connected to neighboring commercial, multi-family residential, and mixed-use land uses through a comprehensive network of pedestrian facilities.
- d. 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 proposed business would be located in a commercial mixed-use neighborhood.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2023-00050, 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 exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15301 et seq. (existing facilities).

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 September 23, 2024, 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 September, 2024.

PC Liaison Signature

Kyle Perata
Assistant Community Development Director
City of Menlo Park

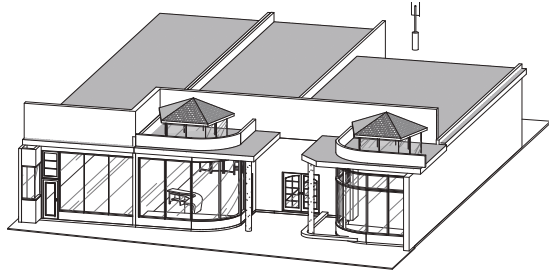
Exhibits

- A. Project plans
- B. Project description letter
- C. Conditions of approval

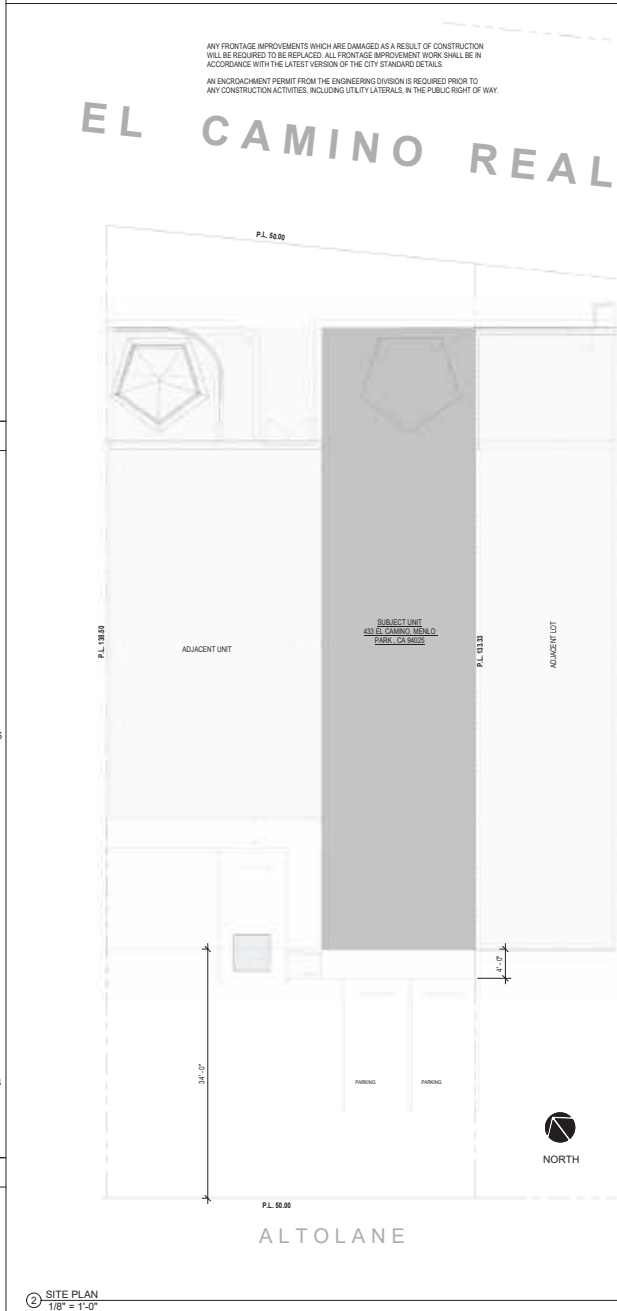
TENANT IMPROVEMENT

433 EL CAMINO REAL

MENLO PARK, CALIFORNIA 94028



SITE PLAN



PROJECT DATA

PROJECT ADDRESS: 433 EL CAMINO REAL
MENLO PARK, CA 94028

APN.: 071-411-190
ZONING: SP-ECR-D
CONSTRUCTION TYPE: VB
NO. OF STORIES: 1
NUMBER OF UNITS: 1
OCCUPANCY CLASS: B
FIRE SPRINKLERS: NONE

EXISTING USE: COMMERCIAL
PROPOSED USE: COMMERCIAL

DESIGNER:
LCF SOLUTIONS INC.
FELIX LIU 415.517.4448

VICINITY MAP



SYMBOLS & ABBREVIATIONS

Ø	DIAMETER AND	ID	INSIDE DIAMETER INTERIOR
ADDL	ADDITIONAL	JT	JOINT
A.F.F.	ADJACENT ABOVE FINISHED FLOOR	LOC	LOCATION
ALT	ALTERNATIVE	MAX	MAXIMUM
BLDG.	BUILDING	MB	MACHINE BOLT
BLK	BLOCK	MECH	MECHANICAL
BLKG	BLOCKING	MFR.	MANUFACTURE
BM	BEAM	MIN	MINIMUM
BOT	BOTTOM	MISC.	MISCELLANEOUS
BTB	BACK TO BACK	(N)	NEW
BTWN	BETWEEN	NO.	NUMBER
CANT.	CANTILEVER	N.S.	NOT TO SCALE
CBC	CALIFORNIA BUILDING CODE	N.S.	NEAR SIDE
C.H.	CEILING HEIGHT	OC	ON CENTER
CC	CENTER TO CENTER	OD	OUTSIDE DIAMETER
CJ	CONSTRUCTION JOINT	OH	OPPOSITE HAND
CLR	CLEAR	OPNG	OPENING
CCL	COLUMN	OPP	OPPOSITE
CONN.	CONNECTION	PERP	PERPENDICULAR
CONT.	CONTINUED	REF	REFERENCE
CTR	CENTER	REINF	REINFORCEMENT
D.	DRYER	REQD	REQUIRED
DBL	DOUBLE	REV	REVISION
DIA.	DIAMETER	SCHED	SCHEDULE
DIAG.	DIAGONAL	SHT	SHEET
DN	DOWN	SIM	SIMILAR
DO	DITTO	SOG	SLAB ON GRADE
DEMO.	DEMOLISH	SPEC(S)	SPECIFICATION(S)
DET	DETAIL	STD	STANDARD
DWG	DRAWING	STL	STEEL
(E)	EXISTING	STOR.	STORAGE
EA.	EACH	STRUC	STRUCTURAL
E.E.	EACH END	SYM.	SYMMETRICAL
E.F.	EACH FACE	T.O.	TOP OF
EL	ELEVATION	T.O.C.	TOP OF CONCRETE
EQ.	EQUAL	T.O.S.	TOP OF STEEL OR SLAB
E.S.	EACH SIDE	T.O.W.	TOP OF WALL
E.W.	EACH WAY	TYP.	TYPICAL
EXT	EXTERIOR	U.N.O.	UNLESS NOTED OTHERWISE
E.O.D.	EDGE OF DECK	VERT	VERTICAL
E.O.S.	EDGE OF SLAB	V.I.F.	VERIFY IN FIELD
FIN	FINISHED	W/	WITH
FDN	FOUNDATION	W/O	WITHOUT
FF	FINISH FLOOR	W.	WASHER
FLR	FLOOR		
FOC	FACE OF CONCRETE		
FOS	FACE OF STUD		
F.S.	FAR SIDE		
FTG	FOOTING		
GA	GAGE		
GALV	GALVANIZED		
GB	GRADE BEAM		
HDR	HEADER		

GENERAL NOTES

- CONTRACTOR SHALL COMPLY WITH CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING CONDITIONS AND DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE OWNER OF THE DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
 - ALL WORK PERFORMED SHALL COMPLY WITH THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS INCLUDING THESE GENERAL NOTES WITH ALL TRADES.
 - CONTRACTOR TO REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OF OMISSIONS TO THE ENGINEER FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
 - ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS.
 - NO DEVIATION FROM THE CONTRACT DRAWINGS AND SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE ENGINEER OR DESIGNER.
 - DO NOT SCALE DRAWINGS. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS TO COMMENCING THE WORK AND REPORT ANY DISCREPANCIES.
 - ALL DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. ALLOW FOR THICKNESS OF FINISH.
- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE:
- 2022 CALIFORNIA BUILDING CODE
 - 2022 CALIFORNIA RESIDENTIAL CODE
 - 2022 CALIFORNIA PLUMBING CODE
 - 2022 CALIFORNIA MECHANICAL CODE
 - 2022 CALIFORNIA ELECTRICAL CODE
 - 2022 CALIFORNIA FIRE CODE
 - 2022 CALIFORNIA EXISTING BUILDING CODE
 - 2022 CALIFORNIA ENERGY CODE
 - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
 - 2022 CALIFORNIA HISTORICAL BUILDING CODE
 - LOCAL AND STATE AMENDMENTS, ORDINANCES AND LAW
- ALL WORK SHALL MEET TITLE 24, CALIFORNIA ADMINISTRATIVE CODE STANDARDS FOR CONSTRUCTION IN A SEISMIC ZONE. ANY PORTION OF THE WORK SHALL ALSO CONFORM TO THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY AND THOSE CODES AND STANDARDS LISTED IN THESE NOTES. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT INCLUDING ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION, CONSTRUCTION AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND DOCUMENTS TO THE ATTENTION OF THE DESIGNER/DRAFTER IN WRITING. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND / OR ADDENDUM.

WATER CONSERVATION

- PROVIDE MAXIMUM 1.20 GALLONS PER MINUTE FOR LAVATORY FAUCETS.
- PROVIDE MAXIMUM 1.28 GALLONS PER FLUSH FOR NEW TOILETS.
- PROVIDE MAXIMUM 2.20 GALLONS PER MINUTE FOR KITCHEN FAUCETS.
- NEW DISH WASHERS SHALL USE LESS THAN 6.5 GALLONS PER CYCLE, OR BE ENERGY STAR QUALIFIED.

PROJECT DESCRIPTION

SCOPE OF WORK INCLUDES:

TENANT IMPROVEMENT OF EXISTING COMMERCIAL SPACE TO BE USE AS MASSAGE/SPA FACILITY. NO STRUCTURAL SCOPE.

A. CONSTRUCT (N) STAFF LOUNGE, AND (N) STORAGE ROOM
B. CONSTRUCTION (N) THERAPY/MASSAGE ROOM

OWNER / CONSULTANTS

APPLICANT / OWNER: CHAU KAM NG / DAVID LOUIE
T. 408-338-7793
E. DAVIDNUSKIN888@GMAIL.COM

DESIGNER/ARCHITECT: LCF SOLUTIONS
T. 415-517-4448
E. FELIX@SONHEIDDESIGNBUILD.COM

SHEET INDEX

A0.0	PROJECT INFO.
A0.1	AREA PLAN
A0.2	OCCUPANCY LOAD, EGRESS PLAN
A0.3	ADA DETAILS, HANDSHIP FORM
A1.0	EXISTING & PROPOSED FLOOR PLANS
A2.0	ELEVATIONS, SECTIONS

TENANT IMPROVEMENT
 433 EL CAMINO REAL
 MENLO PARK, CA 94025

ISSUED	DATE

PROJECT TITLE
TENANT IMPROVEMENT
 433 EL CAMINO REAL
 MENLO PARK, CA 94025

FILE NO.
 DRAWN BY: Author
 DATE : 02/29/24
 CHKD BY: Checker
 PROJ. NO. 2409
 SCALE 1/8" = 1'-0"
SHEET DESCRIPTION
PROJECT INFO.

SHEET NO.
A0.0

② SITE PLAN
1/8" = 1'-0"

DESIGNER:
LCF SOLUTIONS INC.
FELIX LIU 415.517.4448



TENANT IMPROVEMENT

433 EL CAMINO REAL
MENLO PARK, CA 94025

ISSUED	DATE

PROJECT TITLE

TENANT IMPROVEMENT

433 EL CAMINO REAL
MENLO PARK, CA 94025

FILE NO.

DRWN BY: F. LIU

DATE : 04/29/24

CHKD BY Checker

PROJ. NO. 2409

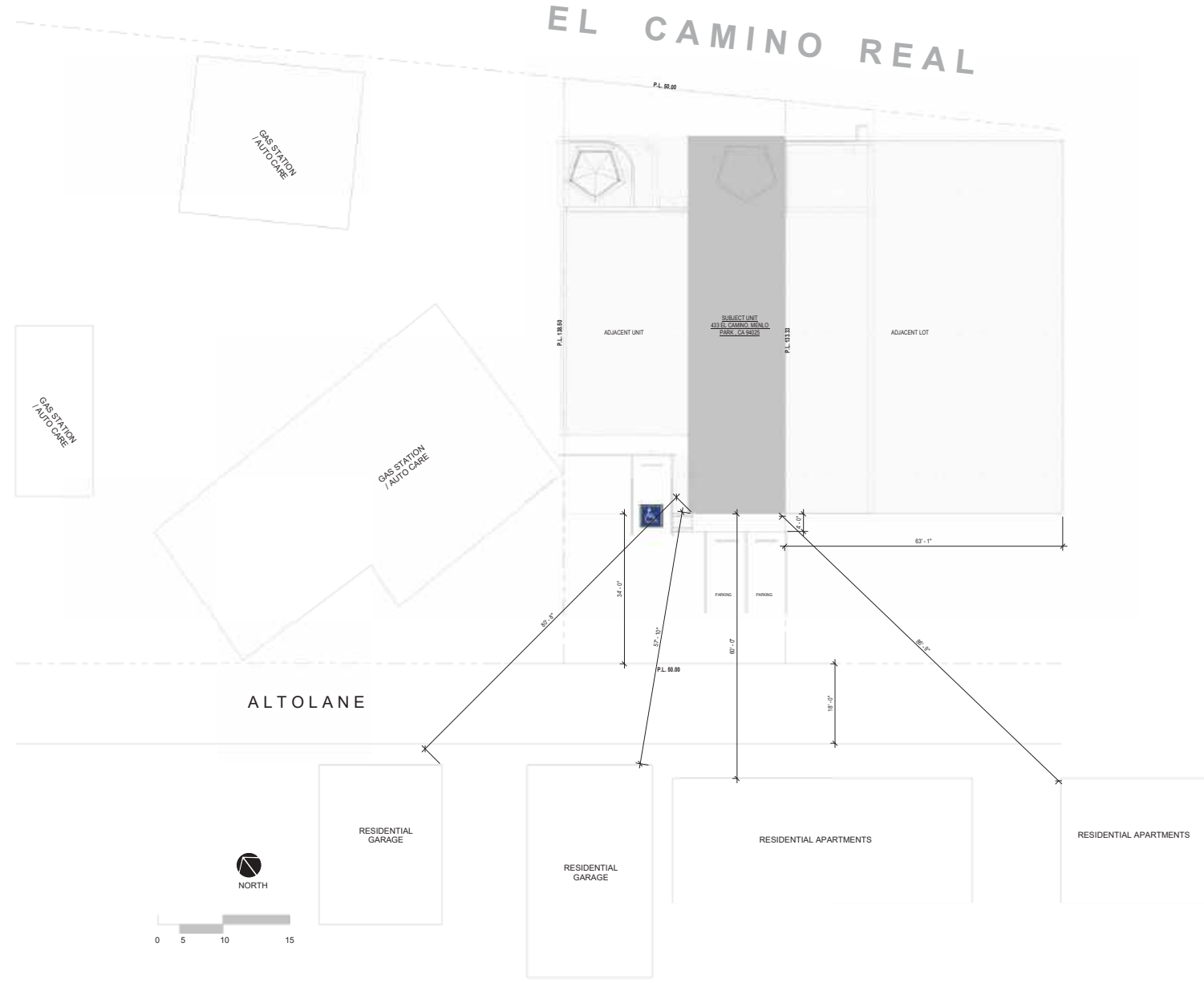
SCALE 3/32" = 1'-0"

SHEET DESCRIPTION

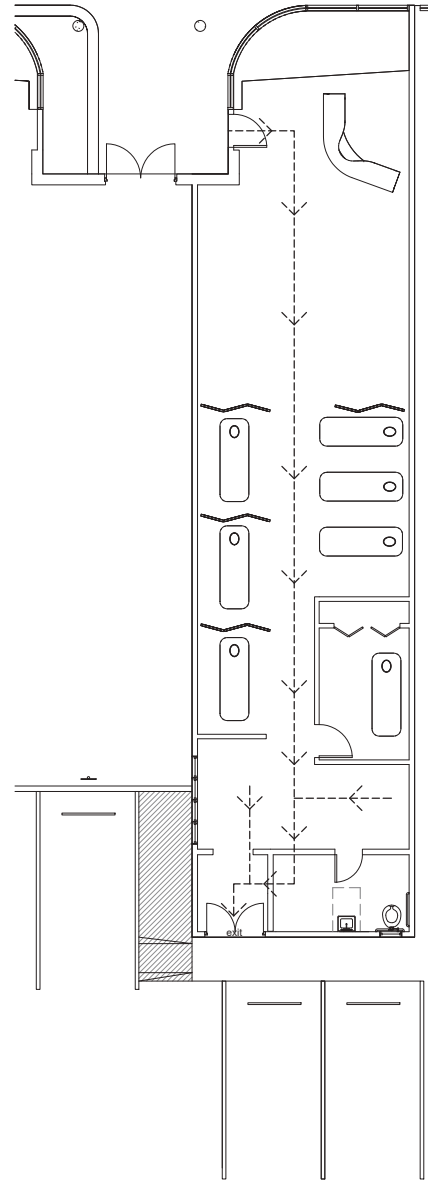
AREA PLAN

SHEET NO.

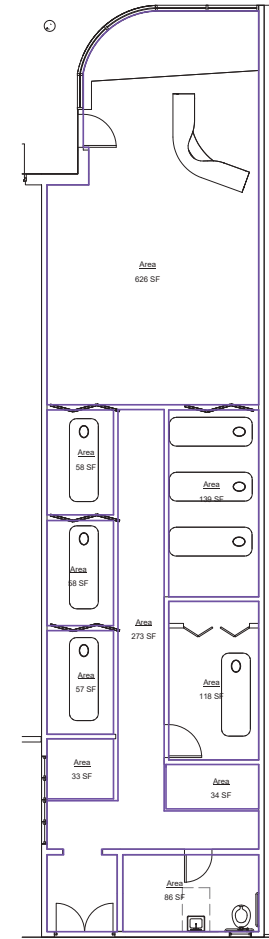
A0.1



① SITE PLAN
3/32" = 1'-0"



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



3 AREA PLAN
3/16" = 1'-0"

433 EL CAMINO REAL

NUMBER OF FLOORS (TENANT SPACE) 1 FLOOR
 PREVIOUS USE: COMMERCIAL - BICYCLE SHOP (B)
 PROPOSED USE: COMMERCIAL - SPAMASSAGE (B)

OCCUPANT LOADS:
 THE OCCUPANT LOAD OF THE PROPOSED TENANT IMPROVEMENT IS 18
 BASE UPON THE FOLLOWING BREAKDOWN AS LISTED IN THE TABLE (A) (2)(B).

USE	SQUARE FT.	FACTOR	LOAD
RECEPTION	69	100 GROSS	7
HALLWAY	273	300 GROSS	2
THERAPY AREA	312	100 GROSS	3
THERAPY ROOM	46	100 GROSS	2
STORAGE	34	300 GROSS	1
RESTROOM	86	300 GROSS	1
STAFF LOUNGE	33	300 GROSS	1
TOTAL	1,407	-	18

BASE UPON THE ABOVE OCCUPANT LOAD BREAKDOWN THE FOLLOWING NUMBER OF EXITS ARE REQUIRED: 1

4 OCCUPANCY LOAD
N.T.S.

DESIGNER:
LCF SOLUTIONS INC.
FELIX LIU 415.517.4448



TENANT IMPROVEMENT

433 EL CAMINO REAL
MENLO PARK, CA 94025

ISSUED DATE

ISSUED	DATE

PROJECT TITLE

TENANT IMPROVEMENT

433 EL CAMINO REAL
MENLO PARK, CA 94025

FILE NO.

DRWN BY: Author

DATE : 02/29/24

CHKD BY: Checker

PROJ. NO. 2409

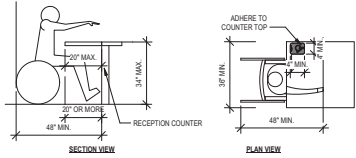
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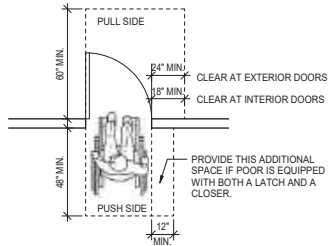
OCCUPANCY LOAD, EGRESS PLAN

SHEET NO.

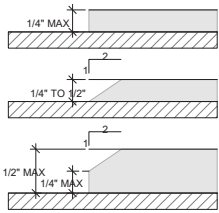
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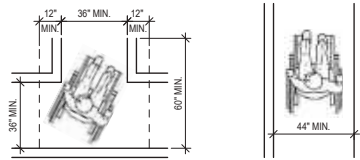
1 COUNTER DETAIL
3/8" = 1'-0"



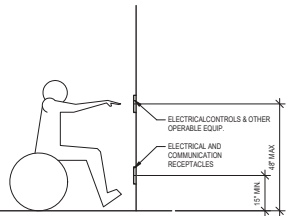
2 ADA DOOR APPROACH REQUIREMENTS
3/8" = 1'-0"



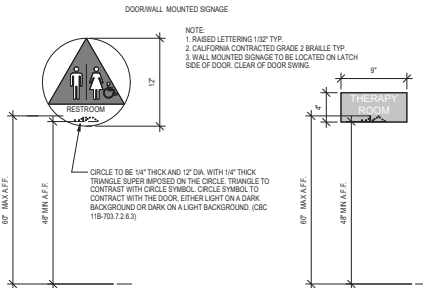
3 ADA THRESHOLD REQUIREMENTS
N.T.S.



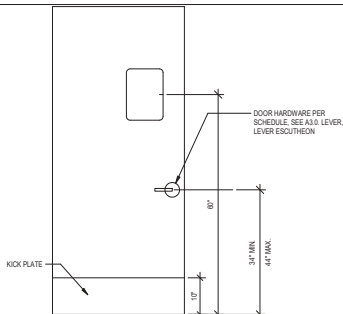
4 ADA CORRIDOR REQUIREMENTS
3/8" = 1'-0"



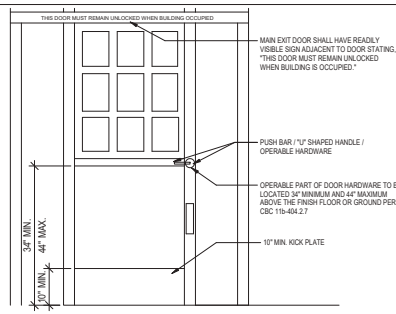
5 ADA CONTROLS & RECEPTACLE REQUIREMENTS
N.T.S.



6 ADA DOOR SIGNAGE
1 1/2" = 1'-0"



7 ADA DOOR HARDWARE REQUIREMENTS
3/4" = 1'-0"



8 ADA ENTRANCE REQUIREMENTS
3/4" = 1'-0"

**APPLICATION FOR UNREASONABLE HARDSHIP
EXCEPTIONS TO DISABLED ACCESS REQUIREMENTS**



DESIGNER:
LCF SOLUTIONS INC.
FELIX LIU 415.517.4448
LCF solutions

City of Menlo Park
701 Laurel St., Menlo Park, CA 94025
tel 950-333-5754

Applicant information

Date submitted:	Building permit number:
Project address: 441 EL CAMINO REAL	Owner/Applicant name: CHAU KAM NIG
Phone: (408) 336-7795	Address: 441 EL CAMINO REAL
Project description: TENANT IMPROVEMENT - SPA/MASSAGE	

General exceptions - 2019 CBC Section 119.210.4

Applicable to existing buildings when initial violation of all construction performed does not exceed 3.5% TYP. The specific exceptions to Section 119.210.4 are listed below.

1. Cost of proposed project:	\$
2. Total amount spent on other projects at this address (within the past three years):	\$
3. Total cost over 10 years: \$:	\$

If total cost exceeds the current set maximum threshold of \$100,000, then full compliance is required of all accessibility elements.

If total cost exceeds the total threshold of \$100,000, then 20 percent of the total cost of the project is required to be spent for accessibility compliance.

Accessibility elements

Elements:	Feature accessible?	Equipment replacement provided?	Is this feature (SNA) to be made accessible?	Cost of making feature accessible:
Entrance				
Public or common area				
Sanitary facilities				
Telephones				
Operating mechanisms				
Others (parking, storage, elevators)				

Total costs: \$

Applicant's statement of request for the unusual hardship of the project by providing full access and compliance (per 119.210.4) shall be provided with this application.

Owner/Applicant signature: _____ Date: _____

GENERAL EXCEPTIONS OFFICE USE ONLY: The submission of an unreasonable hardship exception by this office shall not affect the enforcement of any part of the California Codes and Regulations Title 24 Chapter 2. Accessibility requirements for Federal Americans with Disability Act laws.

Approved: _____ Date: _____
Name of Code Official: _____ Title: _____

Specific exceptions (Do not use this part if general exceptions section is completed)

This part is generally used for exceptions according to the threshold amount of \$100,000, but where 100% is allowed on Unreasonable Hardship exceptions from specific accessibility features.

Exception requested:	Code section:	Cost of making feature accessible (attach documentation):

Total costs: \$

(Description of items to be provided)

The cost of all construction (contingency) and cost of improvements for each item listed: \$

The actual features increase the cost of construction by (percentage of construction cost)

Impact on financial feasibility of the project if the requested exception is not granted:

The facility is used by the general public for the purpose of:

Name of responsible party: _____ Signature: _____

SPICE-FX EXEMPTION OFFICE USE ONLY:
Provide date and location of the building code official

Name of Code Official (print): _____ Signature: _____
Date: _____



TENANT IMPROVEMENT
433 EL CAMINO REAL
MENLO PARK, CA 94025

ISSUED	DATE

PROJECT TITLE
TENANT IMPROVEMENT

433 EL CAMINO REAL
MENLO PARK, CA 94025

FILE NO.
DRWN BY: Author
DATE : 02/29/24
CHKD BY: Checker
PROJ. NO. 2409
SCALE As Indicated

SHEET DESCRIPTION
ADA DETAILS, HARDSHIP FORM

SHEET NO.
A0.3

LEGEND

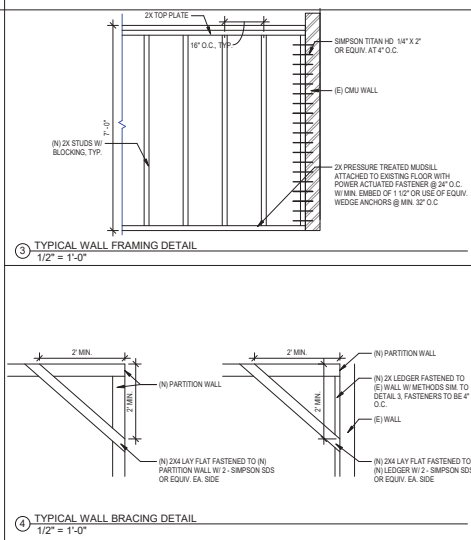
- EXISTING WALL TO REMAIN
- - - EXISTING WALL TO BE REMOVED
- (N) INTERIOR 2X PARTITION WALL (FULL HEIGHT)
- (N) INTERIOR 2X PARTITION WALL (P-4" NON-FULL HEIGHT)
- (E) EXTERIOR WALL 1-HR RATED WALL
- ⊙ SHEET NOTE REFERENCE

GENERAL NOTES

1. ALL WORK AND MATERIAL TO BE IN ACCORDANCE WITH REGULATIONS AND BUILDING CODES OF MENLO PARK.
2. ALL DIMENSIONS AND EXISTING CONDITIONS TO BE VERIFIED IN THE FIELD PRIOR TO COMMENCING WORK AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. NEWLY INSTALLED OR RELOCATED SWITCHES TO BE NO GREATER THAN 48" A.F.F. AND RECEPTACLE OUTLETS SHALL BE NO LESS THAN 12" A.F.F. PER CBC 11B-304.1
4. ALL PLUMBING TO BE IN COMPLIANCE WITH 2022 UPC, AND LOCAL MUNICIPAL CODE REQUIREMENTS.
5. ALL ELECTRICAL WIRING SHALL BE COPPER.
6. ALL PLASTIC PLUMBING (PVC) SHALL NOT BE USED FOR DOMESTIC WATER AND OR SANITARY WASTE WITHIN THE BUILDING.
- 7.7. PROVIDE LOW FLOWING PLUMBING FIXTURES PER CPC 403.0.1
 1. A. MAXIMUM 0.5 GALLONS PER MINUTE FOR NEW COMMERCIAL LAVATORY FAUCETS.
 2. B. MAXIMUM 1.20 GALLONS PER FLUSH FOR NEW TOILETS
 3. C. MAXIMUM 0.5 GALLONS PER FLUSH FOR NEW URINALS
 4. D. MAXIMUM 2.2 GALLONS PER MINUTE FOR KITCHEN FAUCETS
 5. E. MAXIMUM 1.0 GALLONS PER MINUTE FOR PIRI DRINK VALVES
- 8.8. PROVIDE COUING OF DUCT OPENING AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION (CBC 5.004.3)
- 9.8. DOOR & GATE OPENING FORCE SHALL NOT EXCEED 5 POUNDS FOR INTERIOR AND EXTERIOR DOORS (CBC 11B-404.2.6)

DESIGNER:
LOF SOLUTIONS INC.
FELIX LIU 415.517.4448

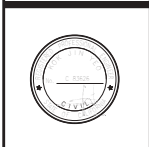
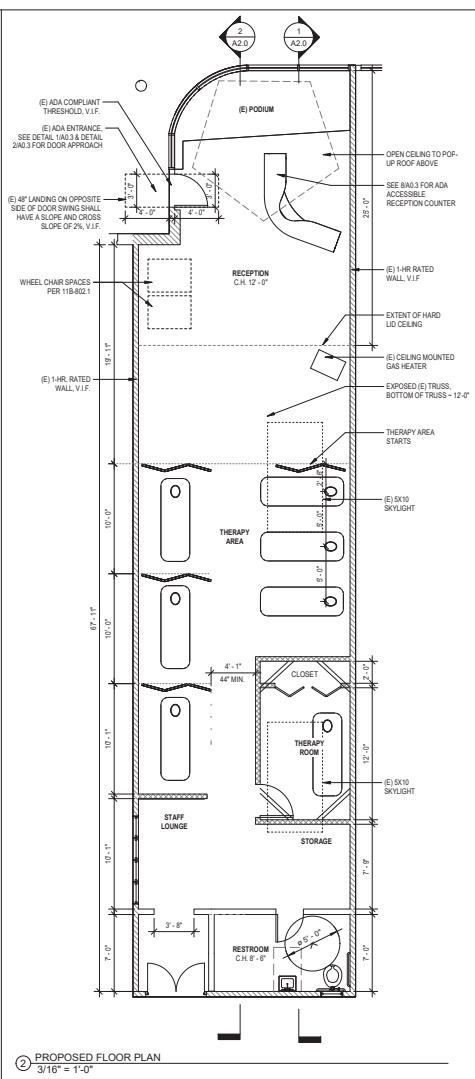
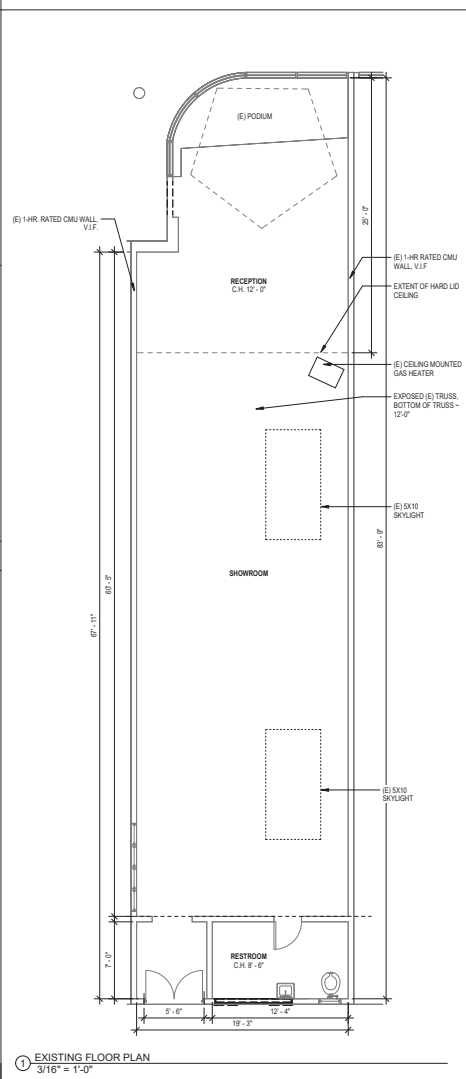
LOF solutions



FINISH SCHEDULE

ROOM	FLOOR	FLOOR BASE	WALL	CEILING	REMARKS
ADA RESTRM. ***	6X6 DIL TILE QUARRY - PURITAN GRAY 22 MIDNIGHT PERMACOLOR LATORETE	6X6 DIL TILE QUARRY (PURITAN GRAY) COVE BASE W/ EPOXY GROUT	8'-0" A.F.F TO CEILING DRYWALL TAPED & PAINTED - HIGH GLOSS ENAMEL PAINT KELLY MOORE MNM43-1 WHITEST WHITE FINISH FLOOR TO 8'-0" 7'-0" HEIGHT FRP PANEL - GLASLNER WHITE - 0.00 OR EQUIV. *** ADA RESTRM. 4'-0" FRP WAINSCOT	DRYWALL TAPED & PAINTED - HIGH GLOSS ENAMEL PAINT KELLY MOORE MNM43-1 WHITEST WHITE	** WALL BEHIND AND ADJACENT TO COOKING EQUIPMENT AND BELOW TYPE I HOOD TO BE STAINLESS STEEL PANEL GRADE 304 OR GRADE 430 WITH A1 BRUSHED FINISH
RECEPTION THERAPY AREA THERAPY ROOM STAFF LOUNGE	CLEAR EPOXY COATING - SEALCRETE OR EQUIV.	RUBBER WALL COVE BASE - DARK GRAY - ROPPE OR EQUIV.	DRYWALL TAPED & PAINTED - SEMI-GLOSS ENAMEL PAINT KELLY MOORE MNM43-1 WHITEST WHITE	DRYWALL TAPED & PAINTED - HIGH GLOSS ENAMEL PAINT KELLY MOORE MNM43-1 WHITEST WHITE	

ITEM	EQUIPMENT	TOP MATERIAL	STRUCTURE	REMARKS / SAMPLE PALLETTE
COUNTER TOP		CORIAN - SOLID SURFACE NEUTRAL CONCRETE	WOOD	
COUNTER FASCIA		SARATOGA RECLAIMED WOOD PLANKS	WOOD	



TENANT IMPROVEMENT
433 EL CAMINO REAL
MENLO PARK, CA 94025

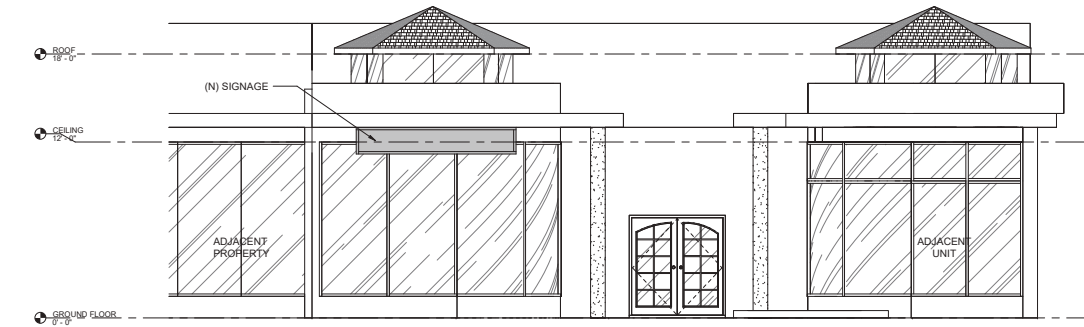
ISSUED	DATE

PROJECT TITLE
TENANT IMPROVEMENT
433 EL CAMINO REAL
MENLO PARK, CA 94025

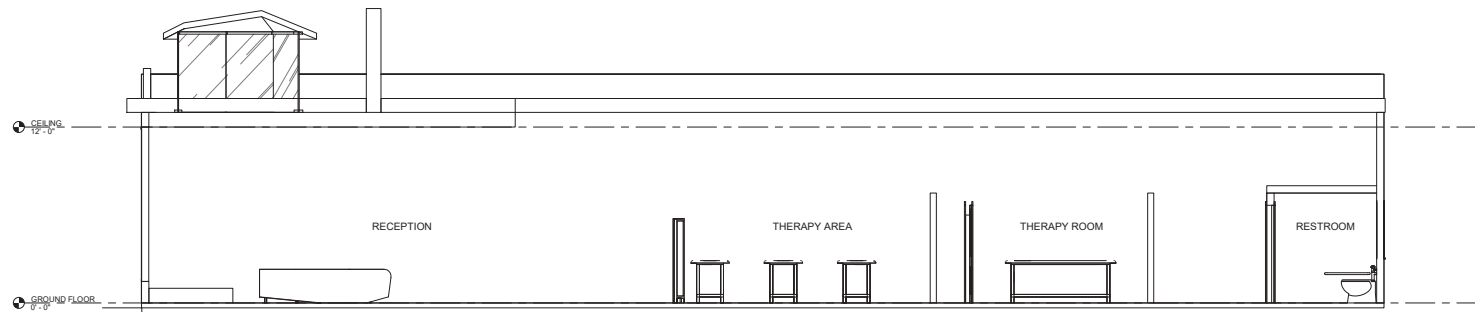
FILE NO.
DRAWN BY: Author
DATE : 02/29/24
CHKD BY Checker
PROJ. NO. 2409
SCALE As Indicated

SHEET DESCRIPTION
EXISTING & PROPOSED FLOOR PLANS

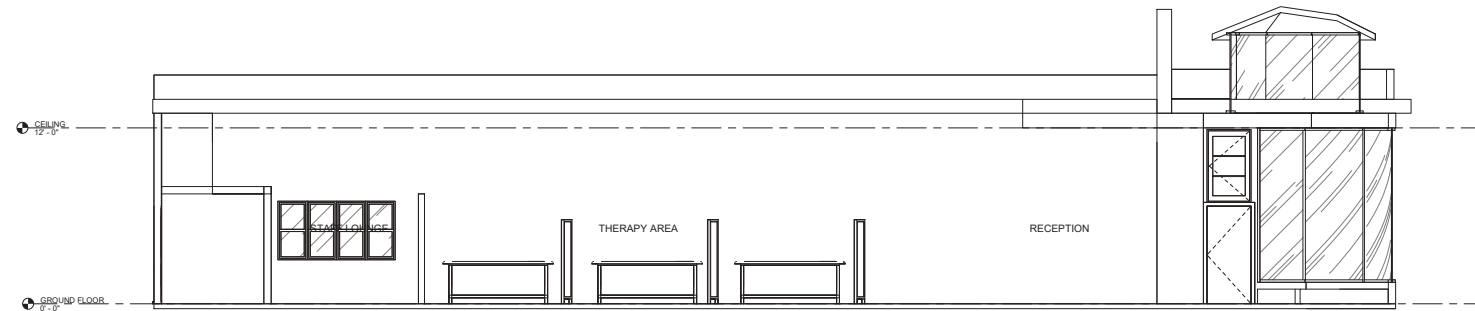
SHEET NO.
A1.0



③ NORTH ELEVATION (FRONT)
1/4" = 1'-0"



① SECTION CUT 1
1/4" = 1'-0"



② SECTION CUT 2
1/4" = 1'-0"

DESIGNER:
LOF SOLUTIONS INC.
FELIX LIU 415.517.4448



TENANT IMPROVEMENT

433 EL CAMINO REAL
MENLO PARK, CA 94025

ISSUED DATE

ISSUED	DATE

PROJECT TITLE

TENANT IMPROVEMENT

433 EL CAMINO REAL
MENLO PARK, CA 94025

FILE NO.

DRWN BY: Author

DATE : 02/29/24

CHKD BY Checker

PROJ. NO. 2409

SCALE 1/4" = 1'-0"

SHEET DESCRIPTION

ELEVATIONS,
SECTIONS

SHEET NO.

A2.0

4/26/2024

To: City of Menlo Park | Planning Commission

From: LCF Solutions: Felix Liu

CC: Applicant: David Louie

RE: Use Permit / 433 El Camino Real. (REVISED per comments 4.18.2024)

Purpose of the Proposal

This is a USE PERMIT application for 433 El Camino Real to change use from a permitted use (Retail Sales – General) to a conditional use (Restricted – Therapeutic Massage). In the SP-ECR/D (El Camino Real / Downtown Specific Plan) zoning district.

Existing and Proposed Use

The proposed project is a tenant improvement of a commercial retail space of approx. 1,440 square feet that once was a bicycle sales and repair shop. The existing space consist of an open “show room” space and an existing restroom towards the rear of the property. A portion of the showroom include high 12-foot ceilings; the remaining portions of the ceiling exposes timber trusses which allow much of natural light in through two existing skylights.

The proposed use, a massage therapy clinic would utilize much of the existing space as is with new finishes. The high ceilings will remain as well as the exposed roof trusses that allows all the natural lighting in through existing sky lights with aims to provide a serene and healing environment for clients seeking wellness and relaxation through professional massage therapy. The proposed massage therapy clinic will operate six (6) days a week, from 10AM to 8PM offering massage therapy only and two masseuses.

Scope of Work / Architectural Style – Materials, Colors and Construction Methods

This tenant improvement consists of a new therapy room a storage room with non-full height (7'-6") partition walls. Additionally, the scope includes new floors (eco-friendly options such as reclaimed wood or bamboo flooring, and paint (low-VOC) much of which would be soft, earthy colors that will dominate the interior. The construction will follow environmentally responsible practices with a focus on energy efficiency, eco-friendly building materials, green-building requirements, construction and demolition debris recycling, and other recommended best practices.

Outreach to Neighboring Properties

The adjacent neighbors on either side are aware of the use of this commercial space and the tenant improvement, but not the intricate details. The owners of this building 433 El Camino are also aware of the proposed use and improvements.

NEIGHBORHOOD OUTREACH LOG

DATE	OUTREACH SUMMARY
2/26/2024	403 El Camino Real – Menlo Park
2/26/2024	405 El Camino Real – Menlo Park
2/26/2024	409 El Camino Real – Menlo Park
2/26/2024	417 El Camino Real – Menlo Park
2/26/2024	425 El Camino Real – Menlo Park
2/26/2024	441 El Camino Real – Menlo Park
2/26/2024	495 El Camino Real – Menlo Park
3/2/2024	612 College Avenue – Menlo Park
3/2/2024	614 College Avenue – Menlo Park
3/2/2024	616 College Avenue – Menlo Park
3/2/2024	618 College Avenue – Menlo Park
3/2/2024	613 College Avenue – Menlo Park
3/2/2024	615 College Avenue – Menlo Park

Felix Liu

LCF Solutions

536 Niagara Avenue

San Francisco, CA 94112

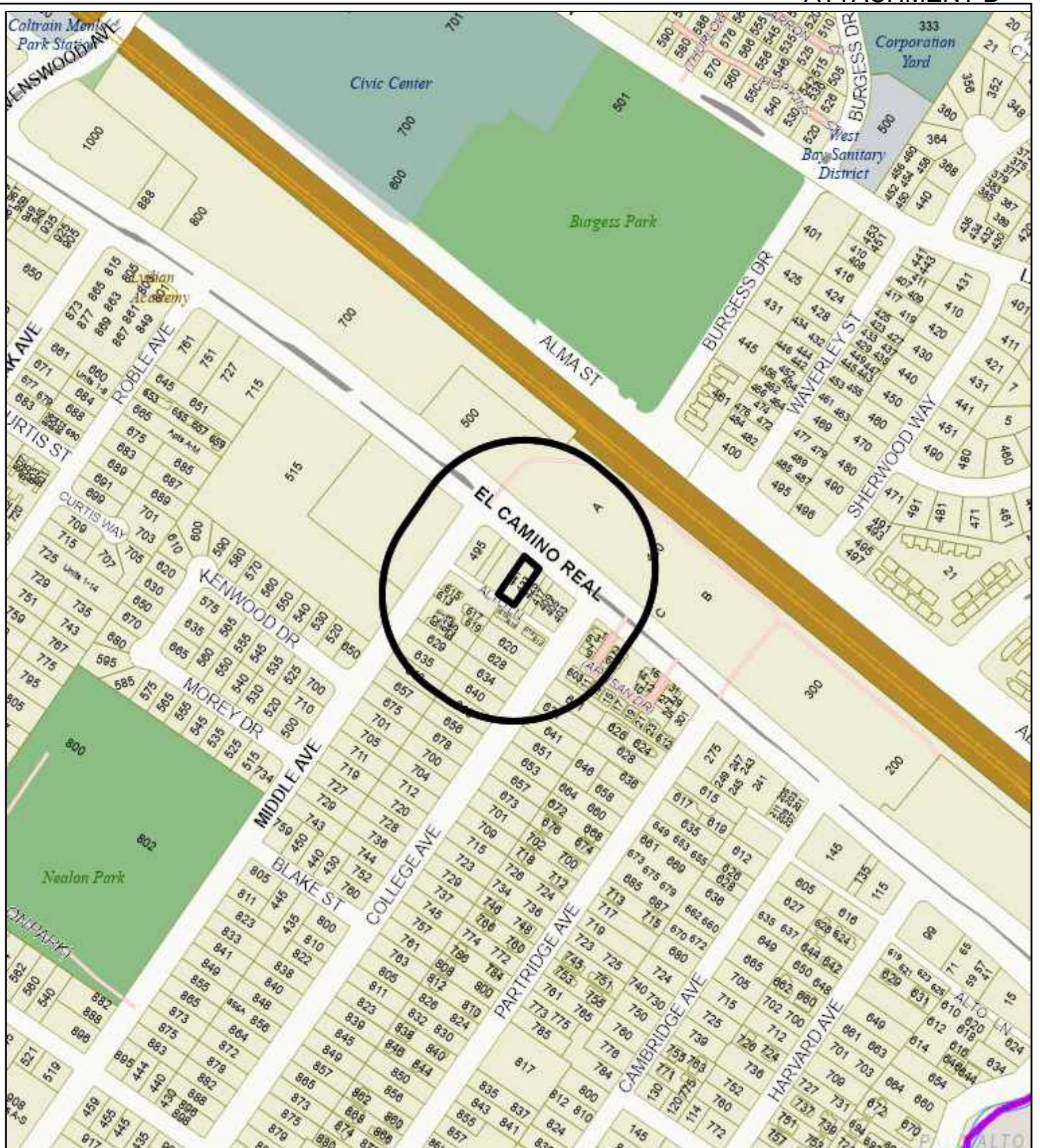
e. felix@lcf-solutions.com

t. 415-517-4448

<p>LOCATION: 433 El Camino Real</p>	<p>PROJECT NUMBER: PLN2023-00050</p>	<p>APPLICANT: Chacktong Louie</p>	<p>Owner: Shawn Corbari</p>
<p>PROJECT CONDITIONS:</p> <ol style="list-style-type: none"> 1. The use permit shall be subject to the following standard conditions: <ol style="list-style-type: none"> a. The applicant shall be required to apply for a building permit or commence operations within one year from the date of approval (by September 23, 2025) for the use permit to remain in effect. b. Development of the project shall be substantially in conformance with the plans prepared by LCF Solutions consisting of 6 plan sheets and project description letter, dated received May 1, 2024 and approved by the Planning Commission on September 23, 2024, except as modified by the conditions contained herein, subject to review and approval of the Planning Division. c. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies’ regulations that are directly applicable to the project. d. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project. e. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes. f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division. g. 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 and street trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance. 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, 			

433 El Camino Real – ATT A Ex. C – Conditions of Approval

LOCATION: 433 El Camino Real	PROJECT NUMBER: PLN2023-00050	APPLICANT: Chacktong Louie	Owner: Shawn Corbari
PROJECT CONDITIONS: action, or proceeding and the City’s full cooperation in the applicant’s or permittee’s defense of said claims, actions, or proceedings. k. Notice of Fees Protest – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. Per California Government Code 66020, this 90-day protest period has begun as of the date of the approval of this application. 2. The use permit shall be subject to the following project-specific conditions: a. Prior to commencing operations, each massage therapist shall obtain all required permits, certifications, and/or licenses to perform massage therapy from the State of California and/or Menlo Park Police Department.			



City of Menlo Park
 Location Map
 433 El Camino Real



Mitigation Monitoring and Reporting Program				
Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
BIOLOGICAL RESOURCES				
<p>Mitigation Measure BIO-3b: Reduce building lighting from interior sources.</p> <p>a. Dim lights in lobbies, perimeter circulation areas, and atria;</p> <p>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);</p> <p>c. Use gradual or staggered switching to progressively turn on building lights at sunrise.</p> <p>d. Utilize automatic controls (motion sensors, photosensors, etc.) to shut off lights in the evening when no one is present;</p> <p>e. Encourage the use of localized task lighting to reduce the need for more extensive overhead lighting;</p> <p>f. Schedule nightly maintenance to conclude by 11 p.m.;</p> <p>g. Educate building users about the dangers of night lighting to birds.</p>	<p>Reduce building lighting from interior sources.</p>	<p>Prior to building permit issuance and ongoing.</p>	<p>Project sponsor(s) and contractor(s)</p>	<p>CDD</p>