REGULAR MEETING AGENDA

Date: 1/27/2025
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 846 9472 6242 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# 846 9472 6242
- Access the meeting real-time via telephone (listen only mode) at:
  (669) 900-6833
  Regular Meeting ID # 846 9472 6242
  Press *9 to raise hand to speak
- Submit a written comment online up to 1-hour before the meeting start time:
  planning.commission@menlopark.gov*
  Please include the agenda item number related to your comment.

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

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

Regular Meeting

A. Call To Order

B. Roll Call

C. Reports and Announcements

D. Public Comment

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

E. Consent Calendar

E1. Approval of minutes from the January 13, 2025 Planning Commission meeting (Attachment)

F. Public Hearing

F1. Use Permit/James Loftus/651A Coleman Ave.:
Consider and adopt a resolution to approve a use permit to reduce the interior side setback for an accessory dwelling unit (ADU) to approximately three feet, where four feet is required. The proposed project is located in the R-1-U (Single Family Urban Residential) zoning district at 651A Coleman Avenue; determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for "New construction or conversion of small structures." (Staff Report #25-003-PC)

F2. Use Permit/Gagan Kang/420 Pope St.:
Consider and adopt a resolution to approve a use permit to demolish an existing single-story, single-family residence and detached structures and construct a new two-story, single-family residence and detached garage on a substandard lot with regard to lot width in the R-1-U (Single Family Urban Residential) zoning district, and determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. The project includes an attached accessory dwelling unit (ADU), which is a permitted use that is not subject to discretionary review. (Staff Report #25-004-PC)

F3. Use Permit/Salar Safaei/2319 Warner Range Ave.:
Consider and adopt a resolution to approve a use permit to build a retaining wall within the rear setback on a standard lot located within the R-1-S (Single Family Suburban Residential) zoning district, and determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. The project would result

in more than twelve inches of excavation within the required rear setback, which requires use permit approval. (Staff Report #25-005-PC)

F4 Use Permit/Karishma Anand/1046 Oakland Ave.:
Consider and adopt a resolution to approve a use permit to allow first-floor interior modifications and addition of a new second-story to an existing single-story single-family residence on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district at 1046 Oakland Avenue. The proposed addition would exceed 50 percent of the existing floor area, and is considered equivalent to new structure; determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. (Staff Report #25-006-PC)

H. Informational Items

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

- Regular Meeting: February 10, 2025
- Regular Meeting: February 24, 2025

I. Adjournment

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

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

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

Any writing that is distributed to a majority of the Planning Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available by request by emailing the city clerk at jaherren@menlopark.gov. Persons with disabilities, who require auxiliary aids or services in attending or participating in Planning Commission meetings, may call the City Clerk's Office at 650-330-6620.

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menlopark.gov/subscribe. Agendas and staff reports may also be obtained by contacting City Clerk at 650-330-6620. (Posted: 1/23/2025)

REGULAR MEETING DRAFT MINUTES

Date: 1/13/2025
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 846 9472 6242 and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

A. Call To Order

Chair Jennifer Schindler called the meeting to order at 7:00 p.m.

B. Roll Call

Present: Jennifer Schindler (Chair), Andrew Ehrich (Vice Chair), Katie Behroozi, Linh Dan Do (departed meeting at 8:30 p.m.), Katie Ferrick, Misha Silin, Ross Silverstein

Staff: Connor Hochleutner, Assistant Planner; Leila Moshref-Danesh, City Attorney's Office; Kyle Perata, Assistant Community Development Director; Chris Turner, Senior Planner

C. Reports and Announcements

Assistant Community Development Director Kyle Perata said the City Council at its January 14, 2025 meeting would consider adopting a resolution regarding the downtown parking plazas declaring plazas 1, 2, and 3 as exempt surplus land and consideration of feedback and authorization to staff to release a request for qualifications for development including affordable housing and parking development on those plazas.

D. Public Comment

None

E. Consent Calendar

Chair Schindler opened for public comment and closed public comment as no persons requested to speak.

E1. Approval of minutes from the November 18, 2024 Planning Commission meeting (Attachment)

E2. Approval of minutes from the December 2, 2024 Planning Commission meeting (Attachment)

E3. Architectural Control Revision/St. Raymond Catholic Church/1100 Santa Cruz Ave.:
Consider and adopt a resolution to approve an architectural control revision to modify the glass curtain wall and add entrance doors on the southern building facade and modify the hardscapes and landscapes of plazas for an existing church in the R-E (Residential Estate) zoning district; determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. (Staff Report #25-001-PC)

ACTION: Motion and second (Ferrick/Behroozi) to approve the consent calendar consisting of minutes from the November 18 and December 2, 2024 Planning Commission meetings and a resolution to approve an architectural control revision for St. Raymond Catholic Church at 1100 Santa Cruz Avenue as submitted; passes 7-0.

F. Public Hearing

F1. Use Permit, Architectural Control, Below Market Rate (BMR) Housing Agreement, Environmental Review/Alliant Communities LLC/320 Sheridan Dr.:
Consider and adopt a resolution to approve a use permit, architectural control permit, and BMR housing agreement to construct three new three-story residential buildings with a total of 88 multi-family dwelling units, with 87 BMR units and one on-site manager's unit, a community room of approximately 2,217 square feet, and associated site improvements including a barbeque area and children's play area, on a vacant lot in the R-3 (Apartment) zoning district; determine this action is categorically exempt under CEQA Guidelines Section 15332's Class 32 exemption for infill development. The application is being reviewed subject to the State Density Bonus Law, Government Code Section 65915 and relevant amendments, which permits exceptions to the City's Zoning Ordinance requirements. The applicant is requesting waivers from development standards to Increase the maximum floor area ratio (FAR), height, maximum fence height in the front setback, and paving area for driveways and parking. The applicant is requesting waivers to reduce the required front and rear setbacks, land area required per dwelling unit, parking lot tree island requirements, and required bicycle parking spaces. The applicant is requesting waivers to remove the building profile requirement and façade modulation requirements. The proposed project includes incentives to not underground utilities along the project frontage, remove the window inset design standard, not require the buildings to be dual plumbed for future internal use of recycled water, remove the requirement to certify the project as LEED silver, and use an alternate method to comply with transit pass requirements. The proposed project includes two development-related heritage tree removals which were reviewed and conditionally approved by the City Arborist. (Staff Report #25-002-PC)

Commissioner Do said she would need to leave the meeting at 8:30 p.m.

Senior Planner Chris Turner said the site at 320 Sheridan Drive was identified as a housing opportunity site in the 2023-2031 Housing Element update for affordable housing. He said the property was subsequently zoned R-3. He said the proposed project was three new multifamily buildings with 88 units that were 100% affordable except for one onsite manager's unit. He said it would include a community room and onsite improvements including a barbecue area, children's play areas, landscaping, and surface parking. He said the City Arborist approved the removal of two heritage trees with the total value of those trees to be replaced onsite with other landscaping improvements.

Planner Turner said the project was submitted under the state bonus density law where the applicant was entitled to unlimited waivers from development standards that would physically preclude the project from being built. He said as a 100% affordable project, it was also entitled to five incentives that would lead to identifiable cost savings for the project as noted in the staff report. He said the waivers requested were increases to floor area ratio, height, pavement, and fence height in the front yard and decreases to front and rear setbacks, land area per dwelling, long term bicycle parking, and removal of building modulation and parking lot tree island requirements. He said the applicant was claiming five incentives: no window inset, no

undergrounding of frontage utilities, no LEED certification, alternate transit pass compliance, and no dual plumbing.

Planner Turner said the City's Housing Commission reviewed the draft Below Market Rate (BMR) Housing Agreement and unanimously recommended approval. He said the BMR Housing Agreement would restrict 87 of the 88 units to BMR low and very low income units. He said if allowed by state law, the applicant could lease up to 20% of the units as moderate rate units. He said the agreement clarified that eight of the units would be subject to the preference criteria in the City's BMR guidelines and the other 79 affordable units would be the applicant's discretion as to how they wanted to fill those units. He said the City Council was in the process of entering into a funding agreement to provide the project with $1 million from the City's BMR Fund where there might be opportunity to have a second preference on the units not subject to the City's guidelines, which was still being discussed. He said the Housing Commission also urged the applicant to work with staff to identify a management company whose policies would not preclude otherwise qualified households from occupying the units.

Planner Turner said the recommendation was to determine that the project was exempt from CEQA and to approve the use permit, architectural control permit, and the BMR Housing Agreement subject to some minor text edits in the resolution. He read into the record those recommended edits.

Recital 3 - WHEREAS, the maximum allowed density in the R-3 zone is 20 dwelling units per acre and the maximum number of units allowed by the zoning ordinance on the Project site is ~~49~~ 50 units; and

Recital 9 - WHEREAS, the Applicant proposes to increase the Project density by ~~80%~~ 76% for a total of 88 units; and

Recital 10 - WHEREAS, the Project would consist of ~~49~~ 50 affordable units and ~~39~~ 38 bonus units, ~~38~~ 37 of which would be affordable; and

Section 2.1.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-3 zoning district and the General Plan because multi-family residential developments of three or more units are allowed to be constructed on R-3 lots subject to granting of a use permit and ~~provided that~~ the proposed Project conforms to applicable zoning standards~~, including, but not limited to, minimum setbacks, minimum landscaping, and maximum building coverage~~ that are not altered by waivers and incentives provided by State law. The proposed Project advances the General Plan, specifically the 2023-2031 Housing Element update, by creating additional housing opportunities for lower income residents. The Property is included in the Housing Element as a housing opportunity site, and development of the proposed Project would help the City meet its RHNA.

Add Section 6.1.f - In addition, none of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption apply to the Project.

Planner Turner said additional correspondence was received after publication of the staff report. He said the majority of those emails were sent directly to the Planning Commission, but he had sent a consolidated list to the Commissioners this afternoon. He said the comments were a mix of

support and opposition to the project with the supporters generally mentioning the need to provide Ravenswood City School District teachers with housing options and to move the project forward as an important implementation measure for the Housing Element. He said others expressed concerns regarding access to the site and traffic, and advocated for a second entrance or to reduce the scope of the project. He said further commenters expressed concerns with adding a second entrance citing existing cut through traffic in the Flood Triangle neighborhood and the potential for additional traffic in that neighborhood.

Commission Ehrich asked regarding the BMR Housing Agreement what it meant for the City to have second preference. Planner Turner noted a caveat that this was still being discussed with the City Council through the finalization of the Funding Agreement. He said though generally the BMR Guidelines included a list of preference criteria so people who currently lived or worked in Menlo Park were eligible for the BMR requirement for BMR households. He said the City could only require 15% of the base units on the project to comply with the City's preference, which equaled eight units. He said regarding second preference that the original intent of the project was to provide housing for employees of the Ravenswood City School District. He said assuming they would have first preference for the units there was potential that the City for any unfilled units could have a second or next preference.

Commissioner Behroozi asked about any conversations staff had had with Life Moves Caltrans and San Mateo County about various possible access routes to or through the proposed development. Planner Turner asked if they could hold off on that question until after the applicant's presentation and for it to be a topic for Commission discussion.

Steven Spielberg, Senior Vice President of Affordable Housing for Alliant Communities, presented the proposed project. He said the site was owned by the Ravenswood City School District and they would continue as the owners and his company would ground lease the site from them. He said the City Council had committed $1 million to the project. He said if their project was approved, their next step would be to apply for low income housing tax credits and hopefully get an award and start construction by the end of the year. He said when he joined the organization a year ago that the plan was for a four-story building but with community feedback, they were now proposing three, three-story buildings, which they tried to use architecture like the neighborhood.

Lance Crannell, principal architect, SDG Architects, showed slides of architecture in the area around the project site that inspired their design coupled with feedback from community outreach. He said the project used traditional and farmhouse style architecture with elevated detailing, contrasting and decorative trim and window framing. He said the landscaping was plentiful and would preserve heritage trees. He referred to the use of a combination of massing and articulation to break down the size of the buildings, shed down the roofs on the long planes and that the base was a slightly different element than the top two floors. He said they worked with a LEED consultant to meet the LEED Silver equivalency. He said they included the purple pipe irrigation for future irrigation needs. He said the design included solar ready panels and sound mitigation from Highway 101 noise to the north. He said bicycle parking was provided in a variety of places for short and long term parking. He said the project would provide 42, one-bedroom homes, 23, two-bedroom homes, and 23, three-bedroom homes.

Mr. Spielberg said the site was planned for 100% affordable housing with an income mix of 30% to 80% of the area median income and a preference for people who lived and/or worked in Menlo Park. He said if Ravenswood City School District had first preference but not enough people from

the District on their wait list then it would go to the City's wait list for BMR housing. He said affordable housing developers were also long term owners. He said one of the requirements of the tax credit programs was to hold the properties for the next 15 years. He said as long term owners they wanted to maintain the buildings and support the tenants as best as possible. He said they were amenable and planned to see how things shaped up as the project leased. He said if people had a need, then they would provide more bicycle parking.

Chair Schindler asked if any Commissioner had clarifying questions.

Commissioner Behroozi asked if the storage units were large enough for an e-bike. She said it appeared that the larger a unit was the smaller its storage unit was. She also asked if there were outlets nearby for people to charge bikes.

Mr. Crannell said once the development was established, they would react to what residents would provide and what they would need. He said storage units with electrical outlets were very expensive. Commissioner Behroozi clarified she was talking about the storage units for each unit and not bicycle storage. Mr. Crannell said that the patio and balcony areas were where those storage units were located and those would have a waterproof outlet.

Commissioner Behroozi asked if there was a plan to provide access between the development and Flood Park during park open hours. Mr. Crannell said that there would be a planned access point to the Park on their project site and they would work on open hours and methodology with the County.

Commissioner Behroozi clarified with the applicant that the fire access structure was gatelike and for emergency vehicle access and use. She asked if tenants would be discouraged from walking or biking out that way. Mr. Crannell said he did not know.

Commissioner Ehrich asked what the January 27 deadline for the City was and the status of that, and how the actions tonight might impact that.

Planner Turner said AB 1633 placed a time limit for the City to make a determination on whether the project was exempt from CEQA review. He said that required the applicant to provide the City with substantial evidence that the project was exempt from CEQA. He said that was one of the recommended actions for the Commission and doing that would meet the City's deadline.

Commissioner Ehrich asked what the consequences to the City would be if the Commission did not make that determination or made it, but it was appealed to the City Council.

Leila Moshref-Danesh, City Attorney's Office, said January 27, 2025 was the deadline for AB1633 compliance and that meant the City would need to make the CEQA determination by that date. She said consequences otherwise would be potential litigation or efforts to enforce that provision of state law.

Commissioner Silin asked what analysis was used as a basis for exemption from CEQA and how the Housing Element Update EIR related to this project.

Planner Turner said the EIR that was certified for the Housing Element was a program level EIR and was a subsequent EIR to the ConnectMenlo General Plan Update EIR. He said it was a

higher level view of the environmental impacts of the overall program that took into account the potential impacts of implementing the Housing Element, which included thousands of units. He said every time a project went through discretionary review that it was subject to CEQA review in some way. He said in some cases there were statutory and categorical exemptions that applied that said no more review was needed. He said in other instances where there were potentially significant impacts that a specific project could have that were not studied to that level of specificity in the overall program EIR then something like a mitigated negative declaration or tiered EIR were required. He said for this project the applicants provided some technical documentation, and the City had a consultant peer review that documentation and the justification for an infill exemption. He said they found that the infill exemption applied and there were not any exceptions to the exemption that would apply to this project requiring greater CEQA review.

Commissioner Silin asked if the use permit and architectural control had similar deadlines as the CEQA determination. Planner Turner said not a date per se but there was a limit on the number of public hearings the housing project could go through. He said under SB330 that housing projects were limited to five hearings. He said this project had had one public hearing and this evening was the second. He said a continuance if directed would be the third, and a potential appeal would be a fourth. He said if the project were appealed then the City would need to redo the CEQA determination findings. He said if the project started getting pushed out further and further, they could potentially run afoul of AB 1633.

Ms. Moshref-Danesh said cities were required to approve or disapprove a project within 60 days of determining that the project was exempt under government code 65950. She said they typically recommended for that reason that the CEQA determination and project approval or denial be made at the same meeting.

Commissioner Silverstein said the report indicated that the requested bicycle parking waiver including the full amount of long term spaces, such as a bicycle storage room, was needed to preclude the project from being able to accommodate the proposed density. He asked what the analysis was for that and whether it involved expense or space.

Mr. Crannell said it was a balance of things. He said they received a great deal of feedback to have a balance of open space common to all residents and space for bicycle parking. He said they tried to strike that balance and noted the provision of a tot lot and play area. He said they wanted a distributive network of bicycle parking throughout the site so people could be somewhat near their units and their bicycle overnight or through extended periods of time. He said through that analysis they arrived at a balance between cost, proximity, convenience, and open space.

Commissioner Silverstein asked what the cost would be for a storage facility that would accommodate long term bicycle parking. Mr. Crannell said it would be about $2400 per locker that could accommodate two bicycles or $1200 for each bicycle space. He said e-bikes were taller and a utility requirement like electrical outlets would increase cost dramatically. He asked staff to review the number of public hearings the project had had as he thought tonight was the 4th public hearing.

Mr. Perata said the notice of funding availability request and the Council review of that would not be a public hearing for purposes of SB330. He said they would look at the numbers again but from the date of deeming the project complete it had had a public hearing at the Housing Commission meeting and the second at tonight's hearing.

Commissioner Silverstein referred to Exhibit Q on the draff project conditions that stated the project was subject to the California Green Building Code and asked if that was still expected to be the case. Staff indicated assent. He referred to the traffic impact analysis on page 338 of the agenda packet and Hexagon's recommendation that the project provide enough vehicle parking spaces to meet the City's requirement. He asked if that recommendation was data driven based on the analysis or a blanket recommendation to adhere to the City specific zoning ordinance.

Planner Turner said that recommendation was based off the standard R-3 parking requirements, which required two parking spaces per unit, one of which needed to be covered. He said as a state density bonus project the state law included a separate parking standard.

Chair Schindler opened the public hearing.

Public Comment:

- Nels Delander, representative of Carpenters Local 217, emphasized the importance of a responsible general contractor that utilized apprenticeships, either provided or required healthcare for workers, and provided construction workers with a living wage. He emphasized the importance of safe working conditions to support the project development.

- Rob Silano said he was speaking as a resident of Menlo Park and not a Fire Board member, and emphasized the importance of critical infrastructure and waterpower and the impact of fire disasters on insurance rates. He said he supported the approval of the funding and the project if it included a low cost second ingress and egress. He said the staff report on page 85 that talked about a second ingress and egress did not include that the Fire Chief stated a second ingress and egress would be safer nor did it speak to the 50 emails and the petition of 300 residents to the Fire Board and City to have a second ingress and egress. He said the developer stated at a Council meeting in November that they would have no problem adding a second ingress and egress. He said additionally Atherton had placed a high density project within a few blocks of this project without consideration of the added traffic response times on Bay Road and Ringwood Avenue.

- Skip Hilton expressed concerns regarding traffic, noting the recently adopted Environmental Justice Element and that this area had the highest traffic burden in the City. He said the proposal was an ideal below market rate housing project, but the site itself was not well served by public transit. He expressed support for a second public access into the site.

- Ken Chan, Senior Organizer with the Housing Leadership Council (HLC), San Mateo County, said on behalf of HLC that he was expressing support of the project, noting the importance of housing close to employment for teachers and staff of the Ravenswood City School District.

- Gina Sudaria, Ravenswood City School District Superintendent, spoke in support of the project noting the inequity in funding for that district per pupil and that over 85% of their staff had expressed interest in living in the development. She emphasized the importance of community relationships with educators.

- Kim Avila, CSEA President and Operations Coordinator at the new Cesar Chavez Ravenswood Middle School, spoke in support of the project noting the importance of teachers to youth development. She said many experienced financial struggles due to the high cost of living in this area, which pushed them to live further away and commute great distances. She also noted the struggles of students and their families, often living in rented rooms, RVs, and some in shelters even though parents were working and often working two jobs.

- Nicole Sullivan, President, Ravenswood Teachers Association, spoke in support of the project noting she worked in Ravenswood, but she and her family lived in San Francisco. She said one of the critical factors contributing to teacher turnover was the difficulty of securing affordable housing close to the workplace. She said over half of their teachers had expressed interest in the proposed housing development.

- Louis Mirante, Bay Area Council, spoke in support of the project noting the Council represented 400 of the area's largest employers.

- Katherine Dumont, Linfield Oaks, spoke in support of the project and emphasized being more forward looking about driving and transportation alternatives; she emphasized the need for safe, secure, and weather protected storage for bicycles, scooters, and e-bikes. She expressed concerns about the lack of the proposed bicycle parking.

- Sarah Zollweg, Menlo Park resident, said she was a nurse and a public health researcher and in her practice and research she saw every day the impact that access to affordable housing and education had on people's health. She said she supported the project but also supported a second entrance for safety and offering more larger units and less one-bedroom units.

- Carolyn Ordonez spoke in opposition to a second public access into the project site noting that would plow through the Haven Family House Homeless Shelter but expressed support for the project otherwise.

- Karen Grove said she was speaking on behalf of the group Menlo Together and urged support of the project.

- Kevin Rennie, Willows, spoke in support of the project and expressed concerns about the lack of bicycle parking, noting it did not seem feasible as something to add later. He suggested vegetation barriers such as trees to block noise and improve air quality and having more larger units.

- Wendy Shindler, Flood Triangle, said she supported the project and spoke in opposition to a second public access into the site noting its impact on the Haven Family House.

There were 14 commenters.

Chair Schindler closed the public hearing.

Commissioner Behroozi said she wanted to address the access question. She said in 2022 she wrote to county and local officials asking about the different options as she thought then it seemed fair and preferable to have as many access routes as possible and in particular was keen on

exploring the idea of an access route through Flood Park to Iris. She said it did not make sense to route traffic past Haven Family House. She said the response was that the County was not interested in that as they had just completed extensive planning processes to redevelop Flood Park and did not want delay. She asked what others thought as she was sensitive to the desire for another access point but to also move forward with the project. She said it did not seem hopeful that Caltrans was not responding to residents' requests to explore other access. She said it seemed that it was not feasible. She said for that reason she wanted to talk about the bicycle amenities. She said she lived near and bicycled frequently in this area and knew the destinations people went to. She said it was important to have secure, weatherproof bicycle storage at ground level and accessible ideally for lots of residents. She said outdoor bicycle parking like that in the downtown area was not what people needed for their homes as it did not protect the bicycles during inclement weather nor keep them from being stolen.

Commissioner Behroozi said she saw two things that were needed and that was to create more flexible bicycle storage, recognizing that people would probably have e-bikes and at the least those needed covered spaces. She referred to the shared community space and whether that might be flexibly reused in the future if it happened that many residents had bicycles, they needed to store and/or to charge. She said the other thing was in the transportation demand management (TDM) analysis. She said it looked like there was a route onto Van Buren for bicycles to get to the train station, but she understood that would not be an official route as a locked fire gate would be there. She emphasized the importance of having an access point through Flood Park during its open hours noting that would be a significant quality of life improvement for the residents. She said it did not make sense for bicyclists to have to ride all the way out through Suburban Park and then make a left on Bay Road during peak traffic times. She said many of the destinations that would be most appealing for residents would be their children’s schools in the Belle Haven district, or the new Belle Haven Community Center and the workplaces that residents would be going to which were Ravenswood District schools all of which were over the bicycle bridge. She urged the applicant to get something confirmed with the County about the Park access and to get it in writing. She said as a Flood Park neighbor she could access it from Iris Street, but it seemed a shame that Suburban Park residents could not access it from anywhere in their neighborhood. She said what would be good would be for the access point that eventually happened in this development to also be accessible to people who lived on Hedge Road, Greenwood and on other neighborhood streets so children did not have to travel on a busy road to get to the Park. She said she thought that would foster a bit more integration into the neighborhood and probably be a safer route again for children to the Belle Haven Community Center for swim lessons. She said those were her requests. She said she thought it was a great development, and she appreciated the collaboration that had gone into the work with the different communities.

Commissioner Silverstein said he strongly supported the housing the project would provide, and while he wanted it to move forward, he was concerned about the lack of any real bicycle parking. He said many of the concerns residents had with these projects were related to increased traffic, which was a heavy burden on close neighbors, and it seemed a significant part of the reason many of these types of projects had controversy. He said encouraging people to use alternative forms of transportation was the only way to reduce traffic impact. He said given the close proximity to the Highway 101 pedestrian and bicycle bridge it was faster to bicycle to Belle Haven than to drive from this location especially during commute hours. He said the project proposed 88 long term bicycle parking spaces but he did not think the proposal would actually provide any. He said Calgreen’s specific building standards for bicycle parking stated that it must be at street level, not up three flights of stairs, not through an apartment, and not locked away on a balcony. He said this

lack had been discussed or mentioned to the developer, yet the proposal was for only four bicycle storage lockers for 88 units. He referred to the added expense and noted the overall project cost was expected to be $63.77 million so the incremental cost to provide crucial bicycle storage was maybe .1%. He said the project was currently proposing to have five more parking spaces than the minimum requirement, which theoretically could be less, yet it was 128 bicycle parking spaces less than that minimum requirement. He said although he was very supportive of the project, he wanted to insist on including a formal contingency to provide long term bicycle storage for future residents. He noted that the developer indicated they would be reactive to the needs of the community, but he thought that was insufficient as once vehicle spaces were there and used it would be harder to remove them and install bicycle storage then rather than at the same time the project was constructed. He said also they were introducing a selection bias where people who had bicycles or wanted to e-bike and bike to work or school might not want to live there in the first place because they would not have the parking and storage for it. He said then it might be just a self-fulfilling prophecy of enabling a community whose residents did not bicycle anywhere.

Commissioner Ferrick asked why the most impacted traffic intersection that the project would add traffic to, namely Bay Road at Ringwood Avenue was not studied. She said the study looked at other intersections that were not as consequential to the function of the overall traffic patterns of this most impacted neighborhood.

Planner Turner said the Transportation Impact Analysis (TIA) was part of the CEQA analysis that had to comply with the City's TIA Guidelines. He said the intersections were vetted by the Transportation Division, which determined those intersections needed to be studied for this project and that was the direction to Hexagon.

Commissioner Ferrick said that was unfortunate as Bay Road at Ringwood Avenue was the most concerning intersection and it was not studied. She said as was pointed out she agreed that having people take a very circuitous route out along the long way that then contributed to an already five to ten minute delay at that intersection at peak traffic times was unreasonable, yet it was not studied. She asked why the report listed names, addresses and phone numbers of some of the residents of that neighborhood in the technical appendices, noting hers on page 787 of the TIA.

Chair Schindler said it was Exhibit N to Attachment A in the staff report, the Phase One Environmental Site Assessment.

Mr. Spielberg said Phase One was the environmental site assessment for which they paid a third party organization to ensure there were no environmental issues. He said it was essentially a desk assessment in which they went through all history. He said he did not know why addresses appeared there, but he imagined they wanted to include the entire report including all the appendices.

Commissioner Ferrick asked if the Ravenswood City School District was the property owner, why the District Superintendent had to speak as a public commenter. Mr. Spielberg said that his group was the applicant and the long term lessee of the site. He said his organization would be the owners of the building and would be in all agreements, but the District owned the land. He said the District was not part of the entity actually applying for entitlements or anything.

Commissioner Ferrick said that the applicants were emphasizing they would meet LEED Silver but that in fact was the state's green building standard and was not an exceptional effort.

Mr. Spielberg said they would likely meet a minimum of LEED Silver, but they were requesting a waiver from the actual certification of that as it would add about $60,000 to the project cost. He said as a California Tax Credit project they were generally subject to many things on top of local building code such that almost all their projects tended to be at least LEED Gold.

Commissioner Ferrick asked about the request to waive the two-inch recessed windows as the architectural inspiration she understood was the vertical batten board. She said without some of that style's details it might not age well noting the vertical siding of the 1970s. She said that would make it different from neighboring homes and suggested the added cost would not be that significant.

Mr. Crannell said every window would have trim around it to make a reveal there. He said the design guidelines in the municipal code indicated wall pane recess of two inches. He said the trim would ensure that they did not have that aluminum window kind of clean stucco look from the 60s and 70s. He said the list of addresses related to a list of residents within a certain radius of the site. Mr. Spielberg said he just heard from an associate and those addresses where those who were required to be noticed at that time of that assessment.

Commissioner Ferrick referred to the parking requirements and the lack of bicycle parking and said it would probably increase parking demand because residents would need to drive everywhere. She said the study found the project would be under parked by about 40 to 50 cars and asked if the current prohibition on overnight street parking would continue.

Planner Turner said that ordinance was something the City Council would have to amend if that was what the Council wanted to do but under existing code it would remain applicable.

Mr. Perata said amending that code was not part of the discussion or deliberation and the project would have to accommodate its parking onsite. He said it certainly was a consideration for the developer and operator of the site to make sure they had enough parking spaces on site.

Commissioner Ferrick asked the applicant if it was their understanding that if the 88 units drove more cars than the 116 spaces, they would need to manage that somehow.

Mr. Crannell said part of the vetting process for project tenancy would be to resolve all parking onsite, both bicycle and vehicle.

Commissioner Ferrick asked about visitor or guest parking. Mr. Crannell said it was baked into the allocations. He said where they had discrepancies between municipal code and what they required from an operational standpoint they would apply for a waiver.

Commissioner Ferrick said she understood that when the Ravenswood City School District explored uses for this site in the 2014-2020 time period that they were not allowed to use the site for a school due to air quality concerns as it was located right against the freeway. She asked if that was accurate.

William Eger, Assistant Superintendent for Finance and Operations for the District, said the District would not have been able to purchase the site due to its proximity to the highway but because it was currently a site and was formerly a school site that a school could be rebuilt there. He said sometime between when the District acquired the site and the early 1900s and 2014 when the District closed the school, the state imposed additional rules around site acquisition and proximity to highways and other areas. He said they could have built a school there but chose not to for other reasons. Replying further to Commissioner Ferrick, he said the school district employed about 300 staff members.

Commissioner Ferrick said she was a board member for an affordable housing nonprofit Housing Trust Silicon Valley and represented her employer as a member of the Bay Area Council. She said she also belonged to Menlo Spark's advisory board. She said as a housing champion she welcomed the concept of the project to the City. She said they needed to ensure that adding a significant amount of housing worked for everyone with thoughtful planning requirements so that more future projects could also be accommodated. She said there was much to like with this project and in particular that it would support Ravenswood District teachers, its adjacency to Flood Park and the improvements being made there. She said in general she liked the site plan and the architectural inspiration and had already discussed her now mitigated concerns about the window recessing details. She said the lack of providing a second ingress and egress to Van Buren demonstrated a lack of understanding of where the traffic patterns and impacts came from as even the data table and staff report did not mention it. She said the intersection that would be most challenged had to be mitigated. She said they had to weigh what would be a better condition and not just for either neighborhood on adjacent sides but what would be better for the residents of the new community. She said that was accessibility and safety; being able to get where they were going whether by car, bike or on foot as efficiently as possible.

Commissioner Ferrick said she could support the BMR Housing Agreement but currently could not make the CEQA determination. She said given that there was room for more hearings if done in a timely way that she hoped they would consider continuing the project to further work on access points, vehicle transportation and nonvehicular transportation circulation. She said they had 60 days beyond the CEQA determination to approve the use permit. She said she looked forward to approving the project when they could be assured of a timeline for a second access point through the Caltrans right of way to Van Buren. She said it was a right of way and was not owned by Life Moves. She said there were no residential driveways other than Life Moves that faced Van Buren and it provided direct access much closer to 101 without impacting all the residential streets that were between the project and almost down to the VA where Van Buren meets with Bay Road closer to the Oil Changer site. She said she lived in Suburban Park and commuted to Santa Clara on Bay Road every day and half of that commute was waiting to get past Ringwood, She said she wanted this project to work well for everybody and in particular the residents.

Commissioner Silin said it was great the District decided to use their land in this way. He noted that generally the commenters were in favor of the project besides some details. He said he shared some of the concerns about transportation and parking. He said he sent an email earlier to staff asking about adding conditions to the approval within the context of the deadlines and other strictures. He asked since the applicant had access to unlimited waivers what ability the Commission have to add any new conditions or adjust details of the project such as bicycle parking or access.

Ms. Moshref-Danesh said generally in terms of conditions of approval for this project that what they were looking at was reasonable. She said generally they would want to first take a look at any conditions that would impact or make infeasible the waivers or incentives the applicant had requested. She said specifically to the waivers that they wanted to be very careful about any conditions of approval that might prevent the project from being constructed as designed or at the density proposed. She said one of the waivers requested was for long term bicycle parking and the applicant's assertion that provision of long term bicycle parking through storage facilities would preclude the development of the project. She said generally any potential conditions of approval beyond the general nexus and proportionality requirements that they wanted to have always they need to consider specifically the applicability of density bonus law to the project and whether or not a condition of approval might impact the feasibility of the project, might conflict with a requested incentive or waiver, or otherwise impact the project as designed and at the density proposed.

Commissioner Silin asked since there was a waiver requested from long term bicycle parking if that meant any conditions of approval in that realm were unlikely to be acceptable because that would conflict with the waiver request. He asked also since the applicant had access to unlimited waivers if the Planning Commission were to add a new condition that was not within the waiver requests already made whether the applicant could then ask for a waiver of that.

Ms. Moshref-Danesh said the key thing to keep in mind was whether or not the condition would impact the feasibility of the project as it was currently designed. She said any condition that would require the redesign of the project would potentially run afoul of that requirement. She said specific conditions related to how the bicycles were stored or where the bicycle storage was located certainly was a request the Commission could make of the applicant, who then could provide information as to whether or not that would be feasible for them to implement.

Commissioner Silin said that was confusing as he believed she had said anything requiring a redesign would run afoul of the requirement but then he heard her saying, for example, changing how the bicycles were stored could potentially be workable. He said he thought that in fact would require a redesign.

Ms. Moshref-Danesh said there was kind of gradation between what required a redesign of the project versus what could be a condition of approval as to how, for instance the bicycles were stored or storage located. She said the applicant would need to let them know whether that was feasible or would require a redesign of the project and most importantly whether or not that condition would impact the project density as designed.

Commissioner Silin said the applicant was requesting waivers for elements that if required would preclude the project at the provided density. He asked whether they were taking the applicant's word that all those were necessary or if it was within the Planning Commission's purview to question those.

Ms. Moshref-Danesh said generally to challenge the request for such a waiver, the City would have to be able to establish that the project would be possible without it. She said however that most likely would require a redesign of the project which recent case law has indicated was not allowed. She said the applicant was establishing that this was how they designed the project and the density they proposed; these were the waivers they needed to get it done. She said it was really about the physical sites and whether or not things could be made to fit, where they could be

made to fit and generally that went back to how the project had been designed to fit all of the components.

Commissioner Silin said given where the project was located and that most of the expected residents would work for Ravenswood City School District on the other side of Highway 101, it seemed like a great opportunity with the pedestrian overpass next to the project to encourage either walking to a bus, which was what he saw in the traffic analysis. He said he thought it should ideally be emphasized to incentive residents to either walk and take the bus, or bicycle to commute to work and to reduce traffic on local streets. He said in terms of access to Flood Park that a Google map of the Park's parking lot clearly showed an access from the former school to Flood Park. He said that access should remain as it would make it easier for residents to get into Flood Park to take the bicycle path out to Van Buren. He said ideally it would be nice to have access to Van Buren directly from the Fire Gate area but that might be an issue with the Haven Family House next door. He said he thought he saw the applicant was planning to offer Caltrans Go passes but since most of the people living there would be working on the other side of 101 that did not seem helpful whereas SamTrans seemed very helpful, specifically buses, and he would like to see more focus on that. He said in terms of parking that the site plan in general looked like a big concrete parking lot, which would encourage those who would live there to park their cars and drive. He said it was great to have the open space with the playground and green space and noted its proximity to Flood Park as well. He said he did not want to do anything that would cause a large redesign, but he thought that something to incentivize people to use alternate transportation should be the focus such as charging for parking. He said more sheltered bicycle storage on the first floor would be very good. He said he did not have any other major concerns about the project.

Commissioner Ehrich said much of what he wanted to say had been said and that his questions had been answered. He said the importance of housing was demonstrable and noted the speakers' comments. He said he was in favor of whatever additional bicycle parking could be added to the site as it was clear that would help with traffic mitigation. He encouraged as much pedestrian and bicycle access as possible to Van Buren. He said the reasons for access to Flood Park as stated were very important. He said the project held critical importance for the City and because of the legal risk in anything they did that would delay the project that he was loath to ask anything else of the developer but was interested in other Commissioners' thoughts. He said good points were made about access, bicycle parking and traffic. He said he felt it incumbent for him to support the project because of the acute need for housing.

Chair Schindler said the project would provide much needed affordable housing, especially for teachers and noted the powerful public comments speaking to that. She said she was particularly heartened that they had not heard commentary that explicitly opposed the entire project, noting greater opposition earlier in the project's development. She said the waivers and reasons for them were generally clear to her and those that had been somewhat vague for her had been addressed by clarifying questions and information from the applicant and staff. She said from her perspective that under the state density bonus law the waivers and incentives were essentially nonnegotiable, and the waivers were unlimited. She said great points had been made to try to get creative with encouraging bicycle use specifically through parking and storage, access through Flood Park and potentially at some point access through the emergency access point onto van Buren by Haven Family House. She said it was not clear if one could walk through that exit but hopefully that would evolve. She said she hoped the applicant would take all of the feedback into consideration, but she was not comfortable adding those as requirements. She noted the importance of delivering affordable housing in a meaningful timeframe for the City as well as the alignment of financing and

tax credit application and what sources of funding were available and when for the project. She said a small misstep even for the best of reasons ran the great risk of derailing an important project. She said building this was really important right now as a critical part of their Housing Element. She said for those reasons she was not supportive of any additional explicit requirements to the approval other than the text changes to the resolution that Planner Turner laid out in his presentation.
Commissioner Ferrick said the applicant had expressed a reactive, wait and see, position for transportation management. She said she thought that project residents would ask that the fire gate be opened during peak morning and evening travel times so they could save time. She asked if the applicant was willing to work toward that as a solution and if so, what the process would be.

Mr. Spielberg said they would be applying to the Housing Trust on which Commissioner Ferrick was a board member. He said he did not know how that relationship affected what was happening now.

Commissioner Ferrick said as a board member that she did not get involved in transaction decisions. She said she wanted to disclose her experience to demonstrate she had knowledge about affordable housing financing, which the applicant had talked a great deal about.

Mr. Spielberg said they were not reactive regarding parking and access. He said those things were part of the overall plan and what they believed was appropriate and needed for the units. He said there was no expectation that any of their residents would ever park in the neighborhood. He said they felt that they had an appropriate number of parking spaces on the site and the part about reacting to the needs was directly in relation to bicycle storage. He said once the site was designed and operational if they were to continue to have conversations with Caltrans, he did not even know what the outcome would be.

Mr. Crannell said they were frustrated in their efforts to get a dialogue with Caltrans about this. He said it was private property on the other side of the emergency vehicle access gate and there was an agreement between the two landowners to allow that emergency vehicle access. He said it was not a public right of way.

Mr. Spielberg said they were open to the idea, but their immediate goal was to get the project built noting the timing of funding cycles.

Mr. Crannell showed a slide that showed the access point going right into a parking lot on a private property. He said north of there that was where the Caltrans' area was to which they were not showing access. He said Caltrans had not yet been open to dialogue to find a solution, but they were open to keep working to find a solution with them.

Commissioner Ferrick asked if the idea was to go out the right side of the property at the top. Mr. Crannell said they did not have an agreement with Caltrans, but it was potentially feasible in the future. He said there were hurdles but to date they had not been able to get a dialogue with Caltrans to start the hurdle process. Commissioner Ferrick suggested reaching out to a state representative to help make that connection. She said this solution would not only mitigate traffic the project would drive but also help mitigate the most traffic impacted neighborhood in the City.

Mr. Eger said the District, through a state representative, had a zoom discussion with Caltrans two to three years ago before the Alliant team was fully on board. He said the Caltrans process

indicated to them would be a multiyear process that would cost hundreds of thousands of dollars to include a study, removing and rebuilding the sound wall, and close down Highway 101.

Commissioner Ferrick said she did not think it would involve the sound wall as it was too small of an area. Mr. Eger said it was not too small of an area according to the Fire District and he could only reiterate what Caltrans had said on the zoom call three years ago. He said he thought it was a multi-stage conversation and needed the City's involvement too. He said the site plan as designed would allow for that evolution.

Commissioner Behroozi said it was Caltrans' land and any discussion with them about its use could take years while during that time the project would become financially unfeasible. She said she studied transportation demand management and adding more places for people to drive their cars out and making it faster for them to drive places was the wrong approach if the goal was to reduce traffic. She suggested icing the Caltrans idea for now. She said she had advocated for a second exit too and in a very public way previously, but now she thought that having an inconvenient vehicle route through Suburban Park, the wait to make a left turn on Bay Road, then a complicated intersection at Ringwood Avenue, then the Willow Road intersection to get over to East Palo Alto or Belle Haven would lead her to choose to bicycle as it would take her10 minutes rather than 20 minutes to do. She said she wanted to make it feasible for people to make that choice not just because it was a better choice for them but for everyone, the environment and traffic congestion.

Commissioner Behroozi said she did not think the project was under parked, noting the prohibition on overnight street parking. She suggested unbundling the parking from the units so those who did not have a car got a discount or perhaps the parking spaces could be rented. She said they might find then that fewer parking spaces were needed and those could be dedicated to more secure safe bicycle storage. She said they needed to start thinking about this if they were going to address the climate crisis. She said she watched the Fire Board meeting where they discussed the second exit. She said she was encouraged to hear the Fire Chief say the site team had worked really well with them and although current fire code did not require a second emergency exit that the applicants had added it in response to feedback. She said also that it would not just be a viable route for emergency vehicles to get into the site but could be used as an evacuation route.

Replying to Commissioner Silverstein's question about the state density bonus law language and waivers, Ms. Moshref-Danesh said it was not just that language about the waivers but the case law since that had added "as designed" to the phrase "that would prevent construction of the project." She said that was why they wanted to be careful about any additional conditions or restrictions, considerations of the requested waivers, and whether or not those conditions would require the project to undergo a redesign.

Mr. Perata said staff planners evaluated the waivers and concessions thoroughly and asked many questions of the applicant team to vet the requests before bringing them forward to the Commission. He said sometimes they were able to work with applicants for modification. He said for example the applicant asked to not pre- or dual plumb the building for future recycled water and they worked with the applicant to clarify that the irrigation would be purple pipe ready for recycled water but to exempt for the building.

Mr. Silverstein referred to language in the report that formally declared the site would provide 88 long term bicycle parking spaces. He said the Calgreen standards currently stated that the

proposed balcony solution for long term bicycle storage was insufficient. He said he did not think it was reasonable to state to the community, prospective tenants and to themselves that they were championing bicycle commuting.

Replying to Chair Schindler, Commissioner Silverstein said that if the Commission were to approve the use permit as stated in the staff report he suggested that language around the project providing 88 long term bicycle parking spaces and then in parentheses, one per unit, should be removed. He said the waiver request was to eliminate and not require the bicycle parking requirements per city municipal code or one and a half spaces per unit. He said the waiver requested was that the applicant was not providing long term bicycle parking. He said if a tenant wanted to put their bicycle on their balcony that would be acceptable but that it was not an official long term bicycle parking solution. He said the project should not be advertised or formally declared in the use permit approval as providing that solution.

Replying to the Chair, Commissioner Silverstein said the staff report stated on page 269 that the project adhered to the Calgreen standard for Class 1 bicycle storage but as a matter of accuracy it did not. He said Chapter 5.1064 of Calgreen stated what the actual standards were.

Chair Schindler referred to the draft resolution page 93 in the staff report and that it stated the waiver was for the required bicycle parking spaces, but the resolution did not indicate what bicycle parking was being provided.

Commissioner Silverstein asked for a refinement in the minutes to indicate how he felt but it was fine if it was not stated in the formal resolution.

Chair Schindler clarified with him that he was not proposing a specific change to the approval but that the clarification about the Calgreen standards for Class 1 bicycle standards might be called out in the meeting minutes. She said the summary of the Commission's discussion points would hopefully highlight that.

Commissioner Ferrick asked where the Commission could provide guidance to provide more onsite parking bicycles and amplify residents' feedback to explore a second vehicular access, but not as conditions.

Planner Turner said through this process it was possible to amend the resolution to add recitals such as whereas the Commission values bicycle parking it urges the developer to add as much bicycle parking infrastructure as possible. He said those would not be conditions of approval.

Ms. Moshref-Danesh said the Commission comments were included as part of the record of the proceedings on this project. She said the Commission could convey, urge, and encourage the applicant to take the measures the Commission had set out and those would be included as part of the record which the applicant would be hearing.

Mr. Perata said for most projects that action minutes or a high level of recording without going into detail were usually done. He said based on the Commission's discussion that if the Commission wanted more detailed summary minutes could be prepared to record the items raised without the potential need to craft additional language in the resolution.

Replying to Commissioner Behroozi's question about a TDM plan, Planner Turner said in this site's particular zoning district the municipal code did not require formal trip monitoring. He said it was subject to C/CAG's trip monitoring, which was a little less quantitative and more qualitative in nature. He said the applicant had to enroll in the commute.org program with C/CAG and then show how they were meeting their TDM measures. He said C/CAG monitored that way, but the City would not have the authority to do those driveway counts.

Ms. Moshref-Danesh said the project was a Class 32 CEQA exemption based on infill and studies had been done to support that exemption. She said there would be less monitoring that would occur after the fact, but the project would still be subject to the mitigation and monitoring measures in the General Plan EIR and Housing Element EIR.

Commissioner Silin said in the TDM plan on page 289 of the pdf document, there would be an annual driveway hose count study required with the hoses placed for one week to track all peak hour trips and that trip data would be provided to the City annually. He asked for confirmation and how the data would be used.

Planner Turner said since that was not a City requirement that they would not necessarily collect this data. He said the developer could send it to the City, but it was part of the C/CAG monitoring, and it would be sent to C/CAG to make sure their goals were being met.

Commissioner Ferrick asked if the project would use union labor. Mr. Spielberg said it would not.

Commissioner Ehrich moved to approve as presented in the staff report with the modifications stated by staff this evening that staff prepare summary meeting minutes and that those minutes note that the Planning Commission did not agree with the applicant's classification of Class 1 bicycle parking based on Calgreen's definition of bicycle parking. Chair Schindler seconded the motion.

Commissioner Ferrick asked if they could disaggregate the approvals as there were certain things she would support and others she would not. Commissioner Ehrich said he would be happy to disaggregate the approvals.

Mr. Perata said doing that might prove problematic as staff's recommendation was set up as a single resolution in attachment A where staff's recommendation was to make the determination regarding the California Environmental Quality Act that the project was exempt under Class 32 and then make the findings and approve the entitlements of the use permit, architectural control, and BMR Housing Agreement. He said staff's recommendation would be to make a motion and second to vote on the resolution with any amendments the Commission wanted to add as well as the staff recommended changes stated at the start of tonight's meeting.

Commissioner Ehrich said since it sounded like it would be to challenging to disaggregate the approvals that he would keep his motion as stated. Chair Schindler restated her second of the motion, which was to adopt the resolution to approve the use permit, architectural control, and the Below Market Rate Housing Agreement.

Commissioner Ferrick said she would like to support the action but asked if in addition to asking that the minutes include a note about the Calgreen bicycle parking standards to also include

encouraging the applicant to work further with Caltrans to determine the feasibility of making the emergency access point a more accessible exit leveraging Caltrans' right of way.

Chair Schindler asked if the two notes for the summary minutes needed to be in the motion or provided to staff now.

Planner Turner said the guidance on the summary minutes was clear and he did not think that it had to be part of the official motion adopting the resolution to approve.

Commissioner Behroozi said she felt less strongly about the technical designation of the bicycle parking spaces and whether they were certifying LEED or not and more about the practical implications of not having bicycle parking nor a sure access bicycle route. She said the thing she did not want to get buried in the minutes was what one person said and that was for the access point to Flood Park be available to everybody in the community, noting that would help people find their way around without having to drive. She said if they were elevating anything she wanted to elevate an extra potential driving route.

Commissioner Ehrich said theoretically that access to the public could be guaranteed without redesigning the project. He asked if Commissioner Behroozi wanted to add that as a condition of approval that in theory would not violate waivers, or if that was a suggestion in terms of the summary minutes.

Commissioner Behroozi said she had seen in the minutes that the applicant was talking about having it accessible only to people who lived within the development. She said she understood the rationale but would prefer they had less lock and key stuff especially when talking about access to public spaces shared by all.

Chair Schindler suggested they check in with the applicant as she thought this might not be the applicant's prerogative but the County's purview. She asked if it was within the applicant's jurisdiction to determine who had access to that gate and egress and ingress of the park.

Mr. Spielberg said the access determination would have to be through an agreement with the County. He said their project was private property, however. He said this was similar to allowing people to walk through a homeowner's backyard to get to a park. He said there were liability concerns for them to do that. He said it sounded really nice, but he did not think they could entertain it.

Commissioner Behroozi said they had just had the conversation about how Life Moves was allowing the applicant to use their private property as a potential emergency access point, and she thought it would be a gesture of good faith for the community. She said they might have some legal or liability issues to resolve. She said Felton Gables had a neighborhood access point to a really nice park in Atherton and Felton Gables residents had keys for the access gate. She said children needed to be able to bike safely to school. She encouraged the applicant to work out the liability as it would be an extraordinary continuation of the good faith conversations they already had been having with the community. She said she understood they did not have to do this but for all kinds of reasons it was the right choice.

Mr. Spielberg said he was not sure how that could be accomplished and whether they would have to provide an easement. He said he had been developing affordable housing for a long time and

had never seen that. He said they typically try to provide as much security for both their residents and surrounding neighbors rather than making a wide open property.

Commissioner Ehrich asked if Commissioner Behroozi's vision of the access point from the property to the park would be controlled by a fob so residents would be able to access in and out and the public therefore would not. Commissioner Ehrich said thank you. (It seemed to indicate Commissioner Behroozi agreed with his statement.)

Chair Schindler said based on the nature of the conversation that they just had as well as earlier in the evening, she felt reasonably confident that at the least this would show up in the meeting minutes. She asked Commissioner Behroozi when they had a chance to review the summary minutes and essentially highlight points, language, and perspectives including the two that had been raised explicitly about bicycles and a second access point whether she would be comfortable using that mechanism to highlight this third point of park access.

Commissioner Behroozi said it would be nice for people to know she tried but she did not think it would have any impact.

Chair Schindler confirmed with Commissioner Behroozi that she was not seeking a modification to the proposed resolution.

Commissioner Ferrick commented on recent minutes that she was increasingly suspicious about whether they would include a note for any of these things. She asked why organized labor and skilled tradesmen with health insurance, would not be used for the project. She said she was increasingly not feeling right about using minutes as a mechanism for complying response by the applicant.

Mr. Spielberg said he had been candid about what they were open and willing to look at and what they were not. He said definitely the Caltrans area and the bicycle parking were things they would respond to. He said having the public walk through their property to the park was something he had not heard about until tonight. He said he welcomed suggestions but for this one they would need to check with their insurance company and legal counsel. He thought it was unlikely that it could happen, but they were open to the other two suggestions.

Commissioner Ferrick said her take was the park access would be the easiest and cheapest of the three suggested items to do as the public walking through would just be people from adjacent neighborhoods. She said it was a very pinned in community between the park and freeway and it was only two single family residential neighborhoods.

Mr. Spielberg said he was open to looking at it more. He said a lot of his own background came from developing infill buildings for formerly homeless people in Los Angeles. He said typically a lot of those buildings were trying to create literally one access point for the building to maintain security and integrity for the residents. He said he realized this was a very different type of neighborhood so he was willing to look at park access and what it would mean.

Replying further to Commissioner Ferrick, Mr. Spielberg said they would not use union labor due to cost. He said this would be probably the first affordable housing project he had built without prevailing wage, but when the cost of this project compared with other Bay Area projects was significantly cheaper. He said they were desperately trying to compile all the money to make the

project a reality. He said they had asked the City Council for $2.4 million which was nowhere near enough and Council authorized $1 million. He said to add prevailing wage would add 15% to 30% to the cost.

Commissioner Ferrick asked if they had considered or analyzed the risk of using unskilled labor or those not trained through the trades, workers who were not as skilled, experienced, not as safe, not as able to do the needed work in a safe and timely fashion.

Mr. Spielberg said he did not think that correlated. He said one thing they studied in their industry because this was happening a lot at the state level, noting new assembly bills and things that focused specifically on affordable housing requiring skilled and trained labor. He said it narrowed the pool of contractors which also increased prices and decreased diversity. He said requiring specific skilled and trained labor from union shops typically meant a less diverse and fewer set of contractors. Replying further to Commissioner Ferrick, he said some funders might require prevailing wage.

Commissioner Silin referred to the park access question and said he could sympathize with the applicant's concern with people walking through the development. He said an example of public access was from Roble Avenue to Nealon Park which had a public easement he believed went close to some apartment buildings. He said looking at the site map perhaps an easement could go through the setback, which he thought was 10 feet wide, between the property line and building two. He said that would mean people walking from Sheridan right past those buildings so he was not sure how feasible that would be. He said a large event at Flood Park could mean overflow parking and people might use such a path if it were open so it could possibly be people other than local residents. He said he sympathized with Commissioner Behroozi too and this should have been considered earlier as it would be a very nice thing to have.

Commissioner Silin said he believed that the City had a program for an annual parking permit to park on the street overnight if the apartment in which you lived did not have enough parking. He said the City's website indicated qualifying addresses for the parking permits were limited to those apartment buildings lacking adequate off street parking spaces, or less than two spaces per unit and zoned R-3. He said this project had less than two spaces per unit and was zoned R-3. He said he wanted to clarify for the public if the tenants of this project would have that option, but he did not want to add a new condition of approval.

Mr. Perata said they could certainly follow up more thoroughly but just because an address might be located in an R-3 zoning district did not mean it qualified for this parking permit. He said a lot of those were issued for older buildings that were in place prior to the overnight parking prohibition. He said their understanding was that a new development in an R-3 zoning district would be expected to manage parking onsite and not be eligible for those overnight parking permits.

Commissioner Silin said public commenters raised the ratios of the one-, two-, and three-bedroom units. He asked how those were determined.

Mr. Spielberg said it was density and that they wanted to provide as many low income units as they possibly could. He said a requirement for a family affordable project was to have at least 25% two-bedroom units and 25% three-bedroom units. He said the one-bedroom units provided additional density and housing for additional families.

Commissioner Silin said he shared concern about the mechanism of using comments in the minutes to direct the applicant on things the Commission wanted to see addressed. He noted Commission concerns about car parking and bicycle parking and asked he applicant to comment on what they had heard and whether they were considering any changes as a result or how they were considering approaching the next few years after construction was done to see what changes they might make to the bicycle and car parking situation.

Mr. Spielberg said his primary concern was getting the project built. He said they really did not want to make changes right now so they could apply for financing and start building. He said he thought they had parked it appropriately such that people would not park in the surrounding streets. He said as far as bicycle parking that they were open to seeing what bicycles the tenants would bring. He said affordable housing tenants wanted the housing and shorter commutes and lower rent were greater considerations than their bicycles. He said they wanted the project to look nice, wanted the residents to enjoy where they lived and if more long term bicycle parking was needed, they would want to accommodate that. Replying further to Commission Silin as to how they would pay for that, Mr. Spielberg said it was part of maintenance. He said Mr. Crannell mentioned the cost of $2,400 for a bicycle storage facility for two bikes. He said cost wise it was a lot different to gradually add those kinds of things than to put 88 of those in right now at $250,000.

Chair Schindler called for the vote on the motion on the table.

Commissioner Ferrick said she could not vote approval as no study or mitigation was identified for the most impacted intersections of the project. She said she did not feel the Commission had been able to sufficiently do its job to ensure the project was planned well and future projects could be accommodated. She said she could not approve also because of the inability to require a pursuit of some of the things mentioned including a second ingress and egress. She said she appreciated the applicant expressing willingness but there was no mechanism to require without either continuing or denying the project. She said the reactive nature of managing active transportation for bicycle amenities felt insufficient as people would not buy bicycles if they had nowhere to store them. She said the lack of willingness to reconsider using trades people from construction trades locally was surprising and disappointing. She said as it was only the second public hearing of the five allowed, there was time to continue and work on things, and it was the first time the Commission had seen the project. She said the applicant had indicated the tax credit round was in May which seemed to provide ample time to revisit the three primary loose ends that surfaced tonight and for the project to come back addressing those. She said with that she could have enthusiastically supported the project but could not now.

Commissioner Silin commented that no project was perfect and although he was not 100% comfortable with this one, he appreciated the transparency of the developer and the community's supportive comments. He said through all their planning documents and processes he thought they should have been more targeted to talk with the developer ahead of time on things such as park access. He said the City championed itself as a community that valued climate change resiliency, and they should plan for things like that ahead of time. He said the most important thing were people working in their community, especially with children that were commuting from far away and wanted to be able to live here. He said for that reason that he would not want to stall the project, but he urged the developer to embrace encouraging pedestrian and bicycle transportation alternatives rather than driving. He voted yes.

Commissioner Silverstein expressed appreciation to the developer and applicant for addressing questions tonight and going through the overall process. He said he thought they were all very much in favor of a project such as this. He said he wanted to express broader disappointment over the evolution of the questions around bicycle parking as he thought two of their three official priorities were around their climate action plan and zero emission plan so how they promoted active transportation, how they reduced car dependency and so many of the little decisions they made along the way allowed then to move in that direction. He said he did not see that supported with this project. He voted yes on the project.

ACTION: Motion and second (Ehrich/Schindler) to adopt a resolution to approve the item with the following text modifications to the resolution (Attachment A); passes 5-1 with Commissioner Ferrick opposed and Commissioner Do absent.

Recital 3 - WHEREAS, the maximum allowed density in the R-3 zone is 20 dwelling units per acre and the maximum number of units allowed by the zoning ordinance on the Project site is ~~49~~ 50 units; and

Recital 9 - WHEREAS, the Applicant proposes to increase the Project density by ~~80%~~ 76% for a total of 88 units; and

Recital 10 - WHEREAS, the Project would consist of ~~49~~ 50 affordable units and ~~39~~ 38 bonus units, ~~38~~ 37 of which would be affordable; and

Section 2.1.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-3 zoning district and the General Plan because multi-family residential developments of three or more units are allowed to be constructed on R-3 lots subject to granting of a use permit and ~~provided that~~ the proposed Project conforms to applicable zoning standards~~, including, but not limited to, minimum setbacks, minimum landscaping, and maximum building coverage~~ that are not altered by waivers and incentives provided by State law. The proposed Project advances the General Plan, specifically the 2023-2031 Housing Element update, by creating additional housing opportunities for lower income residents. The Property is included in the Housing Element as a housing opportunity site, and development of the proposed Project would help the City meet its RHNA.

Add Section 6.1.f - In addition, none of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption apply to the Project.

G. Informational Items

G1. Future Planning Commission Meeting Schedule

- Regular Meeting: January 27, 2025

Mr. Perata said the January 27 agenda would have four single-family use permit request projects.

H. Adjournment

Chair Schindler adjourned the meeting at 10:45 p.m.

Staff Liaison: Kyle Perata, Assistant Community Development Director

Recording Secretary: Brenda Bennett

CITY OF MENLO PARK

STAFF REPORT

Planning Commission
Meeting Date: **1/27/2025**
Staff Report Number: **25-003-PC**

Public Hearing: **Consider and adopt a resolution to approve a use permit to reduce the interior side setback for an accessory dwelling unit (ADU) to approximately three feet, where four feet is required. The proposed project is located in the R-1-U (Single Family Urban Residential) zoning district at 651A Coleman Avenue; determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for "New construction or conversion of small structures."**

Recommendation

Staff recommends that the Planning Commission adopt a resolution approving a use permit to modify accessory dwelling unit (ADU) standards to reduce the interior side setback to approximately three feet where a four-foot setback is required on a lot in the R-1-U (Single Family Urban Residential) zoning district at 651 Coleman Avenue. The ADU is addressed 651A Coleman Ave. 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. The Planning Commission may also consider applicable General Plan policies, such as Housing Element Policy H4.13: Accessory Dwelling Units (ADUs), which states: "Encourage the development of well-designed new ADUs (e.g., carriage houses, attached independent living units, small detached living units), the legalization of existing ADUs, or conversion of accessory buildings or structures to safe and habitable ADUs as a critical way to provide affordable housing in combination with primary residential uses on low-density lots."

Background

Site location

Using Coleman Avenue in the north-south orientation, the subject property is located on the west side of Coleman Avenue between Willow Road and Coleman Place.

The neighborhood features a variety of architectural styles, including bungalow, ranch, craftsman, and traditional. The west side of Coleman Avenue predominantly features older homes that are single-story with front-loading one-car garages and a larger multifamily project at the corner of Coleman Avenue and Willow Road. The east side of Coleman Avenue and Coleman Place feature two- and three-story multifamily housing developments. A number of the surrounding residences have been remodeled or replaced with newer residences. A location map is included as Attachment B.

Analysis

Project description

The subject property is currently occupied by an approximately 2,010-square-foot, one-story, single-family residence with a detached 500-square-foot two-car garage and an approximately 170-square-foot shed at the rear of the property. There are no changes proposed for the main residence at this time. The detached garage is nonconforming with a setback of approximately 1.15 feet from the right-side property line and the rear is approximately one foot from the rear property line, where three feet is required on both sides for detached accessory buildings.

The proposed conversion of the detached garage and expansion into an ADU was approved through a ministerial building permit and constructed. Due to a survey error and an inconsistency between the site plan and survey, the new construction portion of the ADU's right side was incorrectly sited at approximately three feet from the right side property line where a four-foot setback is required. This error was discovered during final inspection of the construction and necessitated the need to request a use permit to legalize the reduced setback or remove the noncompliant construction. The applicant is requesting a use permit to reduce the required four-foot setback on the right side to three-feet. The staff report discusses the proposal conditionally since the Planning Commission has discretion on whether or not to approve, conditionally approve, or deny only the reduced interior setback

The Planning Commission may consider use permit requests to modify the ADU development standards per Menlo Park Municipal Code Section 16.79.040: “Accessory dwelling units that require modification to the development regulations set forth in this chapter, except for Sections 16.79.050(a), Number of Units, and 16.79.100(c), Subdivision, are conditionally permitted in the single-family residential zoning districts, subject to the use permit requirements of Chapter 16.82.” This action is different from a variance request as it requires consideration of the use permit findings and does not require that the applicant demonstrate a unique hardship from which they are requesting relief.

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

- The total proposed FAL for the site would be 2,889 square feet where a maximum of 4,050 square feet is permitted.
- The total proposed building coverage for the site would be 2,889 square feet (24 percent), where a maximum of 4,200 square feet (35 percent) is permitted.
- The height of the ADU would be 11.1 feet where 16 feet is permitted.
- No on-site parking is required for the ADU.

Design and materials

The proposed design would be generally modern in nature, with a wall of windows along the left façade in the kitchen and living areas which open into the interior yard space. Conversely, the right façade would feature windows positioned higher on the wall near the roof line in order to maximize privacy while allowing natural light into the unit. A bathroom and bedroom would be situated toward the rear of the unit.

The unit would be finished with a flat roof system, dark colored stucco finish for the facades, and clear glass windows with no lights.

Reduced side setback

The proposed ADU addition would be set back approximately three feet from the right-side property line.

Staff believes the request to modify the ADU development requirements to reduce the interior side setback on the right side is generally supportable for a variety of reasons, such as: the area with the reduced setback would contain the kitchen and dining areas and would have only windows with sill heights of approximately eight feet to help ameliorate any privacy concerns; the proposed design would help reduce the overall mass and bulk of the structure, as the proposed height is well below the permitted maximum of 16 feet under State ADU law; the new construction would feature no eaves on the right side in the area of the reduced setback; and the applicant has chosen a flat roof system which would help maintain daylight access on the neighboring property adjacent to the reduced side setback.

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.

Trees and landscaping

An arborist report was required to be submitted with the building permit and was reviewed by the City Arborist. A total of six trees were identified in the vicinity of the ADU which includes five heritage trees and one non-heritage tree. No trees were removed as part of this project. The City Arborist confirmed that no tree violations occurred during construction. All standard Menlo Park heritage tree protection measures would be implemented and ensured as part of condition 1h.

Correspondence

Staff received one email from a neighbor concerned that the reduced side setback could possibly contribute to increased fire spread, referencing the recent wildfires in Los Angeles. The proposed structure would meet all requirements for fire protection as set forth in the California Residential Building Code. The email is included as Attachment D.

Conclusion

Staff believes that the request to modify the required ADU setback from four feet to approximately three feet on the right side would comport with the General Plan and Housing Element guidelines on encouraging the creation of additional housing units. The reduced setback would meet the minimum fire setbacks for residential structures with openings in walls (e.g. windows or doors) as set forth by the California Residential Building Code. Additionally, Staff supports the applicant's proposed design which would help address any potential neighbor concerns with bulk and visual massing. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

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

Environmental Review

The project is categorically exempt under Class 3 (Section 15303, "New construction or conversion of small structures") of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper

and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Appeal Period

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

Attachments

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

Report prepared by:
Connor Hochleutner, Assistant Planner

Report reviewed by:
Corinna Sandmeier, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2025- XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT TO REDUCE THE INTERIOR SIDE SETBACK FOR AN ACCESSORY DWELLING UNIT (ADU) TO APPROXIMATELY THREE FEET, WHERE FOUR FEET IS REQUIRED ON A LOT IN THE R-1-U (SINGLE FAMILY URBAN RESIDENTIAL) ZONING DISTRICT AT 651 COLEMAN AVENUE.

WHEREAS, the City of Menlo Park ("City") received an application requesting a use permit to allow for an accessory dwelling unit (ADU) that would have a reduced interior side setback of approximately three feet, where four feet is required in the R-1-U (Single Family Urban Residential) zoning district (collectively, the "Project") from James Loftus ("Applicant and "Owner") located at 651 Coleman Avenue (APN 062-284-100) ("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 ADU uses; and

WHEREAS, the Menlo Park Municipal Code Section 16.79.040 allows for the modification of certain ADU standards through a use permit; and

WHEREAS, Housing Element Policy H4.13 generally encourages the development of well-designed ADUs as a way to provide affordable housing in combination with primary residential uses on low-density lots; and

WHEREAS, the proposed project would comply with all objective standards of the R-1-U district for the overall parcel except the reduced side setback enabled through this use permit; and

WHEREAS, the proposed project through the application of the requested use permit would have an interior side setback of approximately three feet where a minimum of four is required; and

WHEREAS, the proposed reduced setback would be acceptable because the project meets all California Residential Building Code required building codes; and

WHEREAS, the proposed project would be designed in such a manner as to reduce the massing and visual impact through a reduced overall height and use of a flat roof; and

WHEREAS, the proposed Project was reviewed by the Engineering, Building and Transportation 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 exempt from environmental review pursuant to CEQA Guidelines§15303 (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 January 27, 2025, 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 reduction of Accessory Dwelling Unit required setbacks as outlined in Menlo Park Municipal Code Section 16.79.040, 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 ADUs (Accessory Dwelling Units) are allowed to be constructed with modified development standards subject to issuance of a use permit, and the project otherwise conforms to applicable zoning standards, including, but not limited to, the parcel's maximum floor area limit and maximum building coverage.

b. The proposed project would comply with applicable parking requirements as no off-street parking spaces are required for the ADU given the site location.

c. The proposed area with the reduced interior side setback on the right side would contain the kitchen and dining areas and would have windows that would have a sill height of approximately eight feet which would help alleviate privacy concerns on the neighboring property.

d. The proposed project would be designed in such a way to help alleviate overall bulk and visual massing through a lower overall height than permitted and the use of a flat roof system rather than a typical pitched roof.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2024-00054, 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 January 27, 2025, 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 January, 2025.

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

PROJECT INFORMATION APN: 062284100

PROJECT ADDRESS: 651 COLEMAN AVE, MENLO PARK, CA 94025

BUILDING ZONING:	R10008
OCCUPANCY GROUPS:	R-3/U FOR SINGLE FAMILY DWELLING WITH GARAGE
TYPE OF CONSTRUCTION:	VB
YEAR BUILT (MAIN HOUSE):	1949
NUMBER OF DWELLING UNITS:	1
STORIES :	1
COVERED PARKING SPACES:	1
UNCOVERED PARKING SPACES:	1
LOT SIZE:	12,000 SQ. FT.

LAND USE GENERAL PLAN DESIGNATION RESIDENTIAL LOW DENSITY (1-5 DU/AC)

FLOOR AREA BREAKDOWN

EXISTING FLOOR AREA
TOTAL EXISTING FLOOR AREA 2,010 SQ.FT.

PROPOSED ADDITION
ADU 441 SQ.FT

TOTAL PROPOSED FAR 2,010 SQ FT. + 441 SQ. FT. = .20%

TOTAL EXISTING FAR 2,010 = .17%

TOTAL PROPOSED LOT COVERAGE (ADU) = 2,451 SQ. FT. 2,010 SQ. FT (MAIN HOUSE) + 441 SQ. FT.

TOTAL LOT COVERAGE = 2,451 SQ. FT. < 7,200 SQ. FT. = 12,000 SQ. FT. = OK

SCOPE OF WORK:

GARAGE CONVERSION TO ACCESSORY DWELING UNIT : 1 BED 1 BATH

APPLICABLE CODES:
1. ALL WORK DESCRIBED HEREIN SHALL COMPLY WITH THE LATEST BUILDING CONSTRUCTION CODES AS ADOPTED OR AMENDED BY THE STATE OF CALIFORNIA AND THE CITY OF MENLO PARK.

CALIFORNIA BUILDING CODE 2022
CALIFORNIA MECHANICAL CODE 2022
CALIFORNIA PLUMBING CODE 2022
CALIFORNIA ELECTRICAL CODE 2022
TITLE 24 ENERGY REGULATIONS 2022
CALIFORNIA FIRE CODE 2022 (CFC)
CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 (CGC)
2022 CALIFORNIA RESIDENTIAL CODE

1. PROJECT INFORMATION
-

SHEET INDEX		
#	SHEET #	SHEET NAME
	Z-6	ARBORIST REPORT
	L-1	LANDSCAPE PLAN
0	A-0.0	COVER SHEET
1	A-0.1	NOTES
2	A-0.2	NOTES
3	A-0.3	BLUEPRINT FOR A CLEAN BAY
4	A-0.4	TOPO / SURVEY
5	A-0.5	2022 Single-Family Residential Mandatory Requirements Summary
6	A-0.6	SPECIAL INSPECTION 1
7	A-0.7	SPECIAL INSPECTION 2
8	A-1.0	EXISTING / DEMO PLANS
9	A-1.1	PROPOSED FLOOR PLANS
10	A-2.0	PROPOSED ROOF PLAN
11	A-3.0	PROPOSED ELEVATIONS
12	A-3.1	PROPOSED ELEVATIONS
13	A-4.0	BUILDING SECTIONS
14	A-5.0	PROPOSED ELECTRICAL PLAN
15	A-6.0	DOOR & WINDOW SCHEDULE
16	A-7.0	DETAILS
17	A-8.0	SPECIFICATIONS
18	A-8.1	SPECIFICATIONS
19	A-8.2	SPECIFICATIONS
20	A-8.3	SPECIFICATIONS
21	A-8.4	APPLIANCE SPECS
22	S-1.0	STD1
23	S-1.1	STD2
24	S-1.2	STD3
25	S-1.3	S1
26	S-1.4	S2
27	R-1 -1	T-24
28	R-2 -2	T-24
29	R-3	ARBORIST REPORT
30	R-4	ARBORIST REPORT
31	R-5	ARBORIST REPORT
32	CG-1	ARBORIST REPORT
33	CG-2	ARBORIST REPORT
34	z-7	CAL GREEN
35	z-8	CAL GREEN

4 PARCEL AND VICINITY MAPS
NOT TO SCALE

PROJECT OWNER: JAMES LOFTUS & CASSANDRA LOPEZ LOFTUS

PROJECT DESIGNER: AKD Homes
3518 Arden Rd
Hayward, CA 94545
design@akdhomes.net
510-314-0564
www.akdhomes.com

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

T-24: QUEST ENERGY DESIGN
1700 N 1ST ST
SAN JOSE, CA 95112
408-896-6018

2 PROJECT DIRECTORY
-

LEGEND:

PROPOERTY LINE
(N) WATER LINE
(N) SEWER LINE
(N) ELECTRICAL LINE (TO BE UNDERGROUND)
SETBACKS
(E) GARAGE WALL
(N) 1- HOUR FIRE RATED WALL
(E) GARAGE TO REMAIN
(E) GARAGE TO BE CONVERTED TO ADU
(N) ADDITION ADU

NOTE:

PROPOSED BUILDING IS AN ALL-ELECTRIC-BUILDING

MAIN HOUSE DOES NOT HAVE FIRE SPRINKLERS - NO PROPOSED FIRE SPRINKLERS IN ADU

EXISTING MAIN HOUSE AND (N) ADU TO HAVE SAME METER FOR PG&E AND WATER

1) PROVIDE 48" WIDE PAVED WALKWAY FROM THE FRONT OF THE PROPERTY (OR PUBLIC SIDEWALK) TO THE ENTRANCE DOOR OF THE NEW UNIT. ACCESS SHALL NOT BE THROUGH THE EXISTING HOME. IF THERE ARE GATES ALONG THE WAY, GATES SHALL BE NOT LESS THAN 48" IN WIDTH AND SHALL REMAIN UNLOCKED (LATCH IS OK).

2) ADU ADDRESS SHALL BE POSTED ON THE FRONT OF THE PROPERTY (BY THE ENTRY GATE) AS WELL AS THE UNIT. IDENTIFY LOCATION OF POSTED ADDRESS.

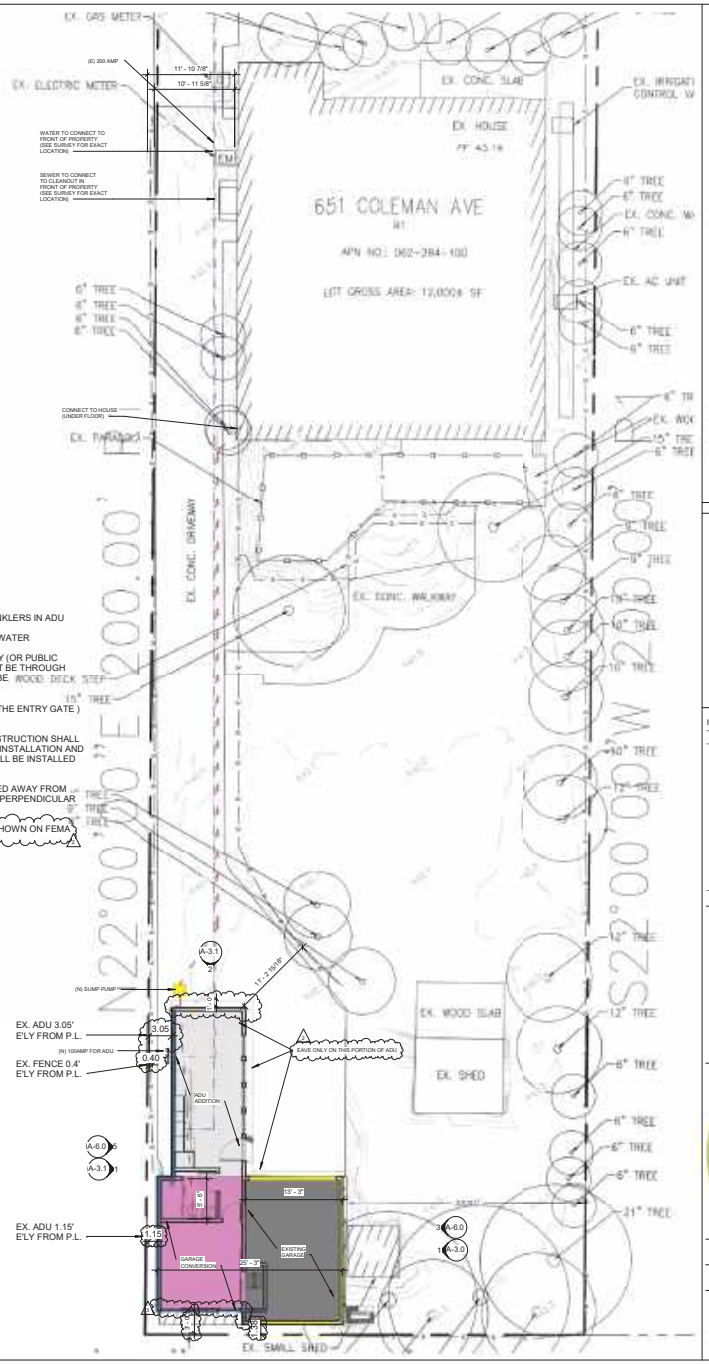
3) ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION. NEW CONSTRUCTION SHALL COMPLY WITH SEC. 4.106.4.1, 4.106.4.2, OR 4.106.4.3, TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH CALIFORNIA ELECTRICAL CODE (CEC), ARTICLE 625.

4) GROUND IMMEDIATELY ADJACENT TO ALL FOUNDATIONS SHALL BE SLOPED AWAY FROM BUILDING AT A SLOPE NOT LESS THAN 5% IN THE FIRST 10 FEET MEASURED PERPENDICULAR TO THE FACE OF WALL.

5) PLANS THAT THE PROJECT ADDRESS IS LOCATED IN FLOOD ZONE X, AS SHOWN ON FEMA FIRM NO. 06081CO308E EFFECTIVE 10/16/2012.

"HERS VERIFICATION REQUIRED BY T-24 ENERGY REPORT. PROVIDE EVIDENCE OF THIRD-PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION"

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



GARAGE CONVERSION
ONE BED ONE BATH
651 COLEMAN AVE.
MENLO PARK, CA 94025

AKD homes
ACCESSORY DWELLING UNITS

ISSUANCES

No.	Description	Date
1	PLANNING SUBMITTAL	4.19.2023
2	REVISION #1	6.21.2023
3	REVISION #2	8.29.2023
4	REVISION #3	1.3.2024

Checked By: JANELLE VARGAS

janelle@akdhomes.net (520)-655-8296

COVER SHEET

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

Drawing Scale: As indicated
Job No. PLANS

A-0.0

ABBREVIATIONS

(C) CALCULATED
EX. EXISTING
R# RECORD REFERENCE NUMBER
P.L. PROPERTY LINE
SF SQUARE FEET
E'LY – EASTERLY
W'LY – WESTERLY

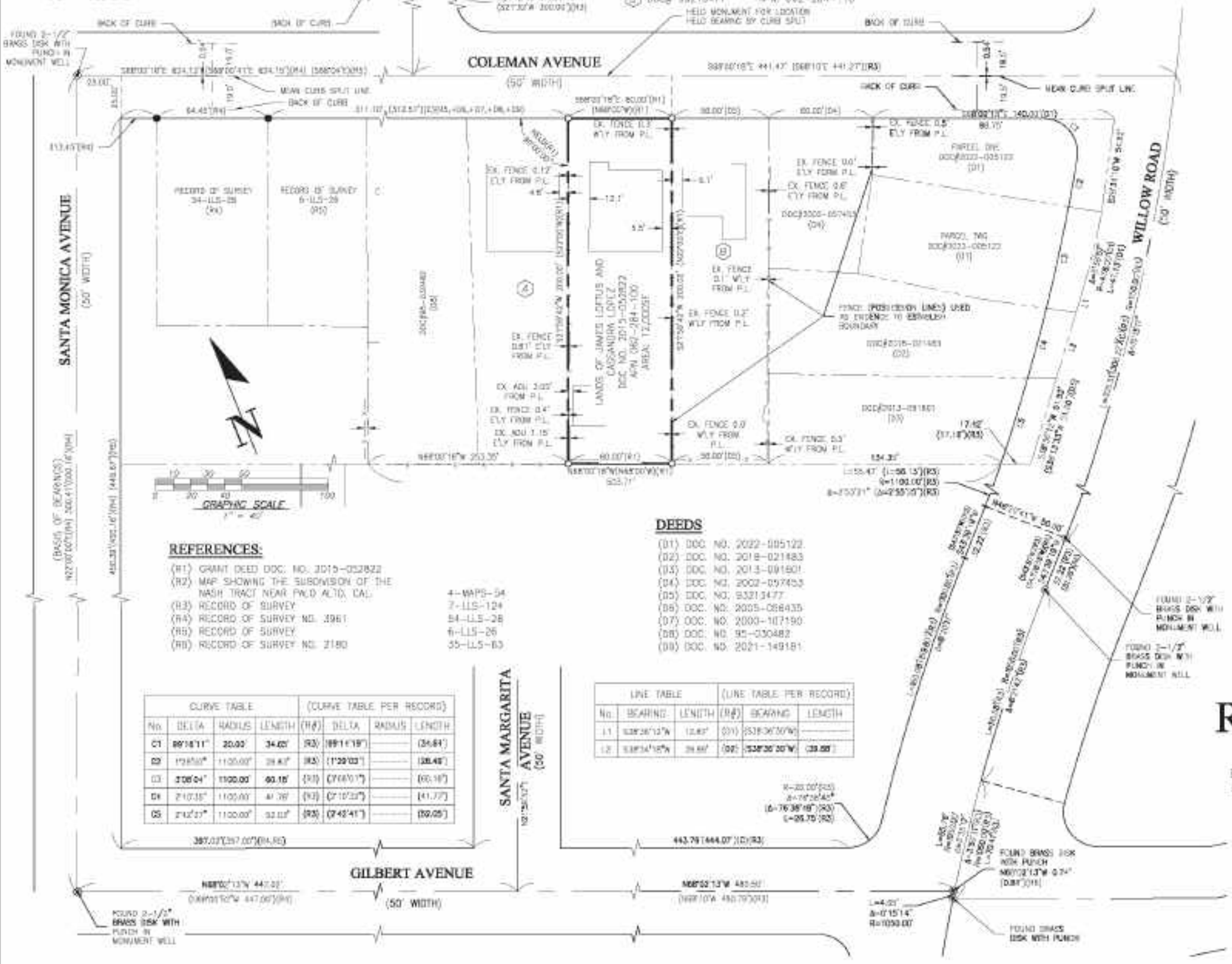
MONUMENT LEGEND

- ◉ FOUND MONUMENT AS NOTED
- ● FOUND 3/4" IRON PIPE WITH PLASTIC PLUG AND TACK "LS 7561"
- ○ SET 1" IRON PIPE WITH PLASTIC PLUG "PLS 8921"

ADJOINERS

(A) DOC# 2021-149181 APN: 062-284-220
(B) DOC# 93213477 APN: 062-284-110

NOTE TO MAP CHECKER: THESE ARE PROPOSED SET MONUMENT LOCATIONS. MONUMENTS NOT YET SET. THIS NOTE WILL BE REMOVED AND ACCURATE LOCATIONS OF SET MONUMENTS WILL BE SHOWN BEFORE SUBMITTING THE FINAL MYLAR



REFERENCES:

(R1) GRANT DEED DOC. NO. 2015-052822
(R2) MAP SHOWING THE SUBDIVISION OF THE NASH TRACT NEAR PALO ALTO, CAL. 4-MAPS-54
(R3) RECORD OF SURVEY 7-LLS-124
(R4) RECORD OF SURVEY NO. 3961 54-LLS-28
(R5) RECORD OF SURVEY 6-LLS-26
(R6) RECORD OF SURVEY NO. 2180 35-LLS-83

DEEDS

(D1) DOC. NO. 2022-005122
(D2) DOC. NO. 2018-021483
(D3) DOC. NO. 2013-091601
(D4) DOC. NO. 2002-057453
(D5) DOC. NO. 93213477
(D6) DOC. NO. 2005-056435
(D7) DOC. NO. 2000-107190
(D8) DOC. NO. 95-030482
(D9) DOC. NO. 2021-149181

CURVE TABLE				(CURVE TABLE PER RECORD)			
No.	DELTA	RADIUS	LENGTH	(R#)	DELTA	RADIUS	LENGTH
C1	89°16'11"	20.00'	34.03'	(R3)	(89°11'19")	———	(34.64')
C2	1°29'50"	1100.00'	28.43'	(R3)	(1°29'03")	———	(28.49')
C3	3°08'04"	1100.00'	60.18'	(R3)	(3°08'01")	———	(60.18')
C4	2°10'35"	1100.00'	41.78'	(R3)	(2°10'33")	———	(41.77')
C5	2°42'27"	1100.00'	52.03'	(R3)	(2°42'41")	———	(52.05')

LINE TABLE			(LINE TABLE PER RECORD)		
No.	BEARING	LENGTH	(R#)	BEARING	LENGTH
L1	S38°36'13"W	12.83'	(D1)	(S38°36'30"W)	———
L2	S38°34'18"W	39.88'	(D2)	(S38°36'30"W)	(39.88')

BASIS OF BEARINGS

THE BEARING NORTH 22°00'00" EAST OF THE CENTERLINE OF SANTA MONICA AVENUE AS SHOWN ON THAT RECORD OF SURVEY NO. 3961 FILED FOR RECORD IN BOOK 54 OF MAPS PAGE 28, SAN MATEO COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

NOTES:

1. THIS SURVEY IS BEING FILED PER THE MANDATORY FILING PROVISIONS OF SECTION 8762(B) OF THE PROFESSIONAL LAND SURVEYORS' ACT.
2. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
3. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY.

RECORDER'S STATEMENT

FILED THIS _____ DAY OF ______________, 20___, AT _____M. IN BOOK_______ OF L.L.S. MAPS AT PAGES____________, AT THE REQUEST OF PORFIRIO OSCAR OSUNA.

FILE NO.:______________ FEE ____________

MARK CHURCH, COUNTY RECORDER

BY:____________________
DEPUTY

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS _____ DAY OF __________, 20____.

BY: ____________________
ADRIAN VERHAGEN, L.S. 9189
COUNTY SURVEYOR

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF KAL CAVERO IN OCTOBER, 2024

____
PORFIRIO OSCAR OSUNA, PLS 8921 DATE

PROFESSIONAL LAND SURVEYOR PORFIRIO OSCAR OSUNA No. 8921 Exp. 9-30-25 STATE OF CALIFORNIA

DRAFT

RECORD OF SURVEY

R/S NO. XXXX

BEING A SURVEY OF THE LANDS OF JAMES LOFTUS AND CASSANDRA LOPEZ AS DESCRIBED IN GRANT DEED RECORDED MAY 21, 2015, AS DOCUMENT NO. 2015-052822 OFFICIAL RECORDS OF SAN MATEO COUNTY.
MENLO PARK, SAN MATEO COUNTY, CALIFORNIA

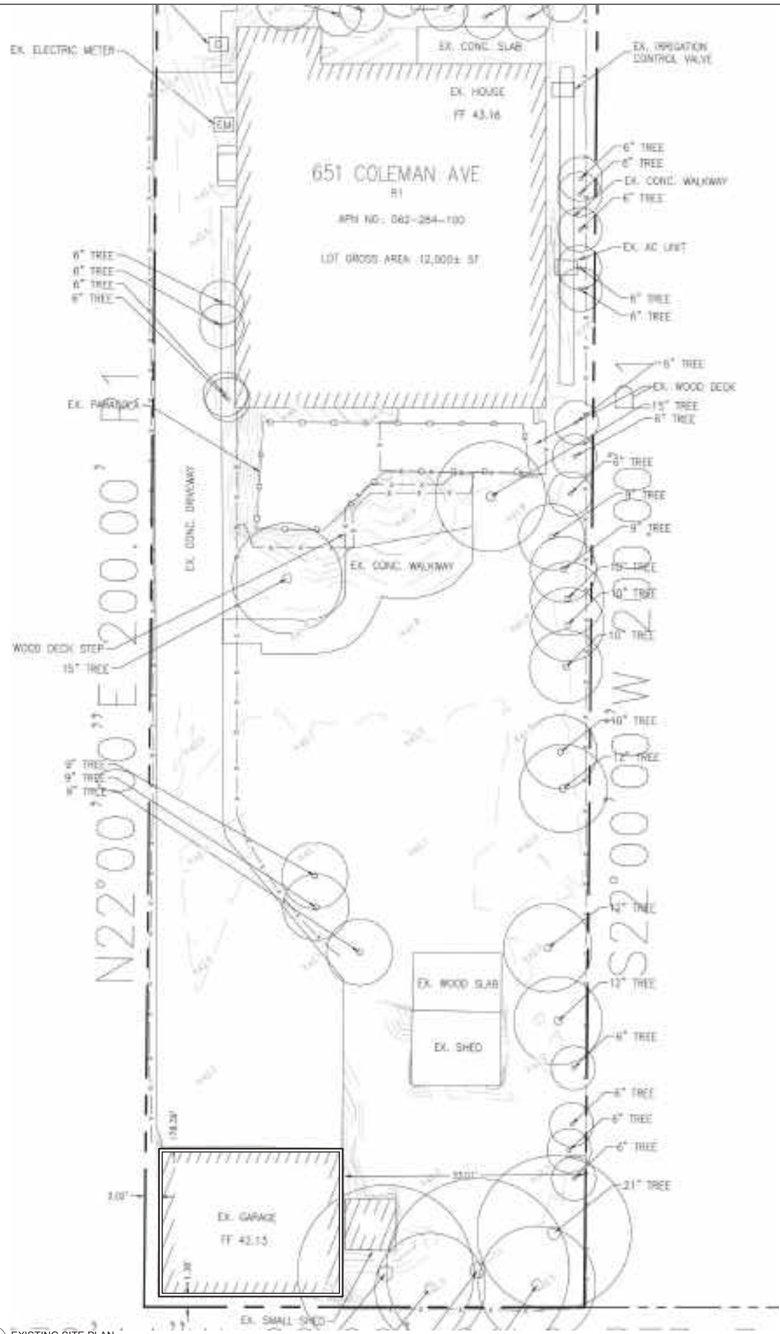
OSUNA ENGINEERING INC.

A CALIFORNIA CORPORATION
CONSULTING CIVIL ENGINEERS
1948 O'TOOLE WAY, SAN JOSE, CALIFORNIA
SEPTEMBER, 2024

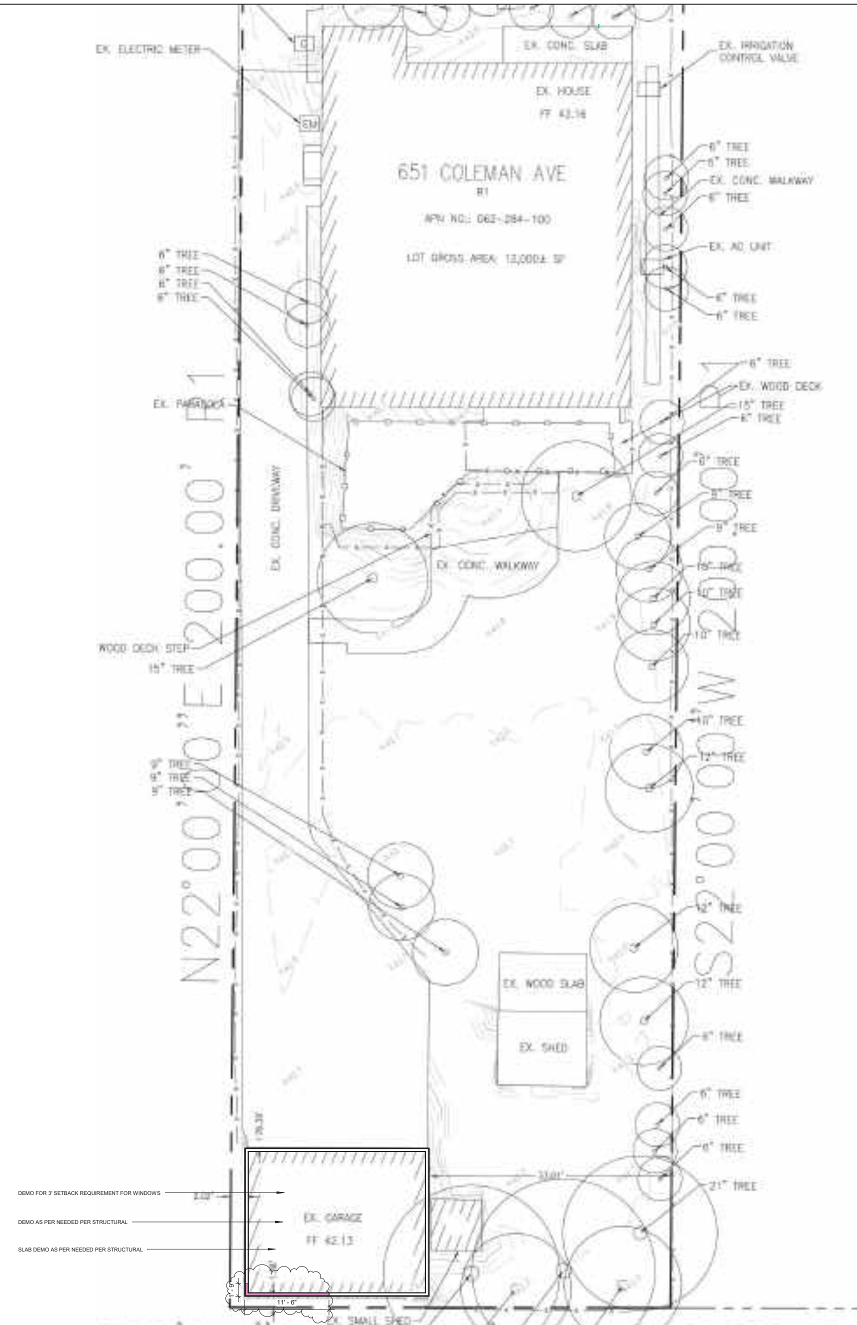
APN: 062-284-100 JOB NO.2750 SHEET 1 OF 1 SHEETS

DPW20__-___

A-0.4



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



1 DEMO SITE PLAN
1/8" = 1'-0"

GARAGE CONVERSION
ONE BED ONE BATH

651 COLEMAN AVE.
MENLO PARK, CA 94025

AKD homes
ACCESSORY DWELLING UNITS

ISSUANCES

No.	Description	Date
2	REVISION #1	6.21.2023
3	REVISION #2	8.29.2023

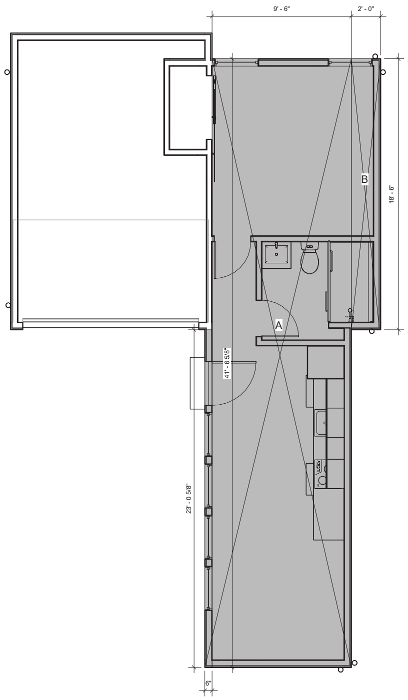
Checked By: Checker

EXISTING / DEMO PLANS

Drawing Scale: 1/8" = 1'-0"

Job No. PLANS

A-1.0



TOTAL PROPOSED SQUARE FOOTAGE BREAKDOWN

A.	9' - 6" X 41' - 6 5/8"	393 SQ. FT.
B.	2' - 0" X 18' - 6"	37 SQ. FT.
C.	0' - 6" X 23' - 0 5/8"	11 SQ. FT.
TOTAL		**441 SQ. FT.**

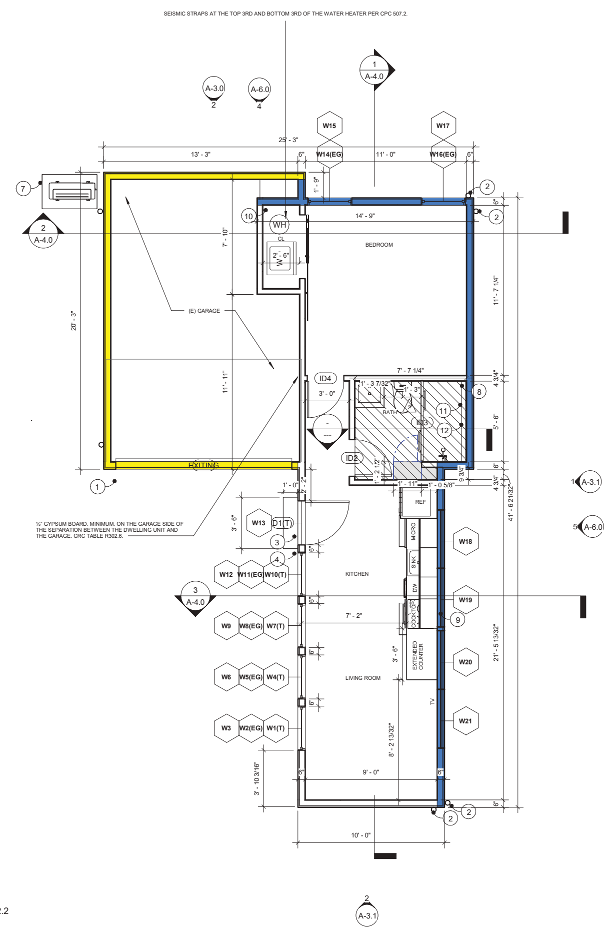
3 PROPOSED SQUARE FOOTAGE PLAN
1/4" = 1'-0"

KEYNOTES

1. ROOF OVERHANG, ABOVE
2. ALL DOWNSPOUTS TO DISCHARGE ON SPLASH BLOCK
3. ALL EXTERIOR LANDINGS AT EXTERIOR DOORS SHALL NOT BE MORE THAN 7.75" BELOW THE TOP OF THE DOOR THRESHOLD. 2022 CRC R311.3.2 AND SLOPE OF ALL EXTERIOR LANDINGS SHALL NOT EXCEED 2% SLOPE. CRC R311.3.
4. ALL STEPS SHALL HAVE A MAXIMUM RISE OF 7.75" AND MINIMUM RUN OF 10". 2022 CRC R 311.7.4
5. FOUNDATION VENTS (not applicable for this project)
6. CRAWL SPACE ACCESS - MIN 18"X24" 2022 CRC 408.4 (not applicable for this project)
7. MIN 3" THICK CONCRETE PAD FOR A/C CONDENSER. UNIT TO BE ANCHORED TO PAD
8. HRV UNIT TO BE LOCATED IN SPACE ABOVE BATH
9. KITCHEN HOOD - SEE SHEET A-8.2. HOOD SPECIFIED IS 600 CFM (MIN 100 CFM REQUIRED) WITH 6" DUCT TERMINATED AT ROOF. SHALL BE MIN 3'-0" FROM ANY OPENING INTO BUILDING.
10. WAHSER/ DRYER (VENTLESS) DOOR TO LAUNDRY CLOSET SHALL BE LOUVERED TO PROVIDE AN AREA OF NO LESS THAN 100 SQUARE 1 INCHES (0.0645 M2) FOR MAKE UP AIR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND 2022 CMC.
11. BATHROOM NOTES:
    1. ALL SHOWER AND BATHTUB SPACES WITH AN INSTALLED SHOWER HEAD TO BE FINISHED WITH A NON ABSORBENT SURFACE EXTEND NOT LESS THAN 6 FEET ABOVE THE FLOOR. CBC 1219; CRC SEC R307.2 TYP.
    2. ALL SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES FOR PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. CPC SEC. 418.0
    3. ALL TILE AND STONE SLABS AT BATHTUBS, SHOWER AND AREAS EXPOSED TO DIRECT WATER OR CONTINUOUS HUMIDITY SHALL BE INSTALLED WITH MORTAR ON FIBER CEMENT BOARDS, TYP. GREEN BOARD SHALL NOT BE USED AT SAID LOCATIONS,CRC SEC.702.3.8.1
    4. ALL BATHROOM FLOORS WITH TILE FLOORING SHALL BE RECESSED, SEE PAGE A-7.2 SYMBOL HATCH FOR RECESSED FLOORS
    5. SHOWER AREAS SHALL HAVE A CLEAR INTERIOR FINISH AREA OF 1,024 SQ. IN. AND BE ABLE TO ACCOMMODATE A MINIMUM 30" CIRCLE AT THE THRESHOLD LEVEL. THESE CLEARANCES SHALL BE MAINTAINED UP TO A HEIGHT OF 70" ABOVE SHOWER DRAIN PER CPC Section 411.7.
    6. ALL SHOWER ENCLOSURE DOORS SHALL SWING OUT OF THE SHOWER STALL
12. SOAP NICHE

WALL LEGEND:

- 1-HOUR FIRE RATED WALL
- (E) GARAGE WALL



NOTES:

I) EXHAUST DUCT TERMINATION IS AS FOLLOWS PER CMC 502.2:
(1) 3 FEET FROM A PROPERTY LINE AND FROM OPERABLE SKYLIGHTS,
(2) 10 FEET FROM A FORCED AIR INLET, AND
(3) 3 FEET FROM OPENINGS INTO THE BUILDING.
II) EXHAUST DUCT SHALL NOT DISCHARGE ONTO A PUBLIC WAY. CMC 502.2

1 POTIENTIAL FLOOR PLAN
1/4" = 1'-0"

GARAGE CONVERSION
ONE BED ONE BATH

651 COLEMAN AVE.
MENLO PARK, CA 94025

AKD homes
ACCESSORY DWELLING UNITS

ISSUANCES

No.	Description	Date
1	USE PERMIT	11.18.2024

Checked By: Checker

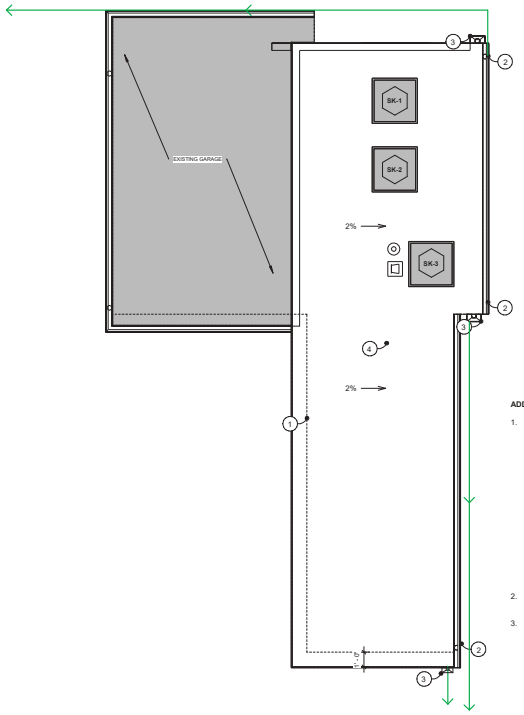
janelle@akdhomes.net (620)-655-8299

PROPOSED FLOOR PLANS

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

Job No. PLANS

A-1.1



ROOF LEGEND

- BATHROOM FAN TERMINATION CAP
- PLUMBING VENT
- DOWNSPOUT
- 2% DIRECTION OF DRAINAGE
- (N) STORM WATER DRAINAGE

KEYNOTES

1. HOUSE FOOTPRINT BELOW
2. GUTTERS - TO EXPELL WATER INTO INSTALLED SPLASH BLOCKS
3. SCUPPERS - SECONDARY WATER DRAINAGE
4. FLAT ROOF CLASS A FIRE RATED / TPO: SEE SPECS ON 1/A-8.0

ADDITIONAL NOTES:

1. **PROPOSED ROOF ASSEMBLY SHALL BE UNVENTED, PER THE FOLLOWING: CRC 806.5 Insulation installation notes for Unvented Attic and Unvented Enclosed Rafter Assemblies: Unvented attics and unvented enclosed roof framing assemblies created by ceilings that are applied directly to the underside of the roof framing members and structural roof sheathing applied directly to the top of the roof framing members/rafters, shall be permitted where all the following conditions are met:**
   - A. **CRC 806.5.1. The unvented attic space is completely within the building thermal envelope.**
   - B. **CRC 806.5.2. No interior Class I vapor retarders are installed on the ceiling side (attic floor) of the unvented attic assembly or on the ceiling side of the unvented enclosed roof framing assembly.**
   - C. **CRC 806.5.5. Insulation shall be located in accordance with the following: CRC 805.5.1.2 air-permeable insulation is provided inside the building thermal envelope directly below the structural sheathing. rigid board or sheet insulation shall be installed directly above the structural roof sheathing**
2. PROVIDE A MINIMUM OF ONE LAYER OF #15 FELT UNDER ALL ROOFING MATERIALS OR PER THE ROOFING MANUFACTURESR INSTALLATION REQUIREMENTS.
3. PROVIDE A MINIMUM OF TWO-LAYERS OF #15 FELT UNDER ALL ROOFING MATERIALS WHEN THE SLOPE IS LESS THAN 4:12 OR PER THE ROOFING MANUFACTURES'S INSTALLATION REQUIREMENTS

1 PROPOSED ROOF PLAN - MODULE 1-1BR
1/4" = 1'-0"

GARAGE CONVERSION
ONE BED ONE BATH

651 COLEMAN AVE.
MENLO PARK, CA 94025

AKD homes
ACCESSORY DWELLING UNITS

ISSUANCES

No.	Description	Date
1	USE PERMIT	11.18.2024

Checked By: Checker

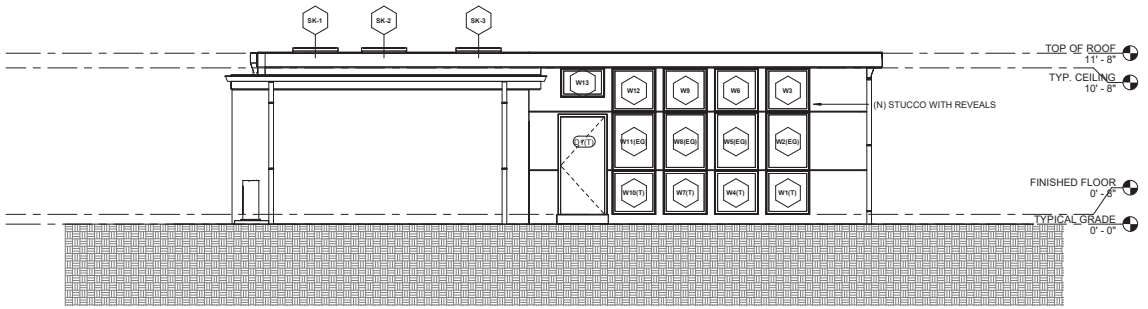
janelle@akdhomes.net (620)-655-8296

PROPOSED ROOF PLAN

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

Job No. PLANS

A-2.0



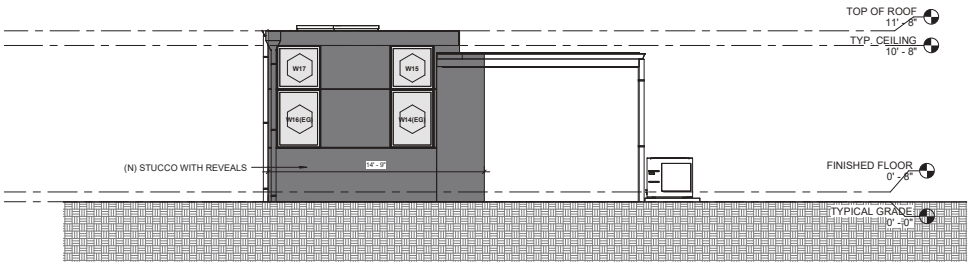
1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

EXTERIOR WALL OPENING BREAKDOWN

	WALL SQUARE FOOTAGE	164 SQ. FT.
	WINDOW OPENING SQUARE FOOTAGE	40 SQ. FT.

164 SQ. FT. X 25% = 41 SQ. FT.

41 SQ. FT. > 40 SQ. FT. = OK



2 PROPOSED LEFTSIDE ELEVATION
1/4" = 1'-0"

GARAGE CONVERSION
ONE BED ONE BATH

651 COLEMAN AVE.
MENLO PARK, CA 94025

AKD homes
ACCESSORY DWELLING UNITS

ISSUANCES

No.	Description	Date
1	USE PERMIT	11.18.2024

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jakelle@akdhomes.net (620)-655-8296

PROPOSED ELEVATIONS

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

Job No. PLANS

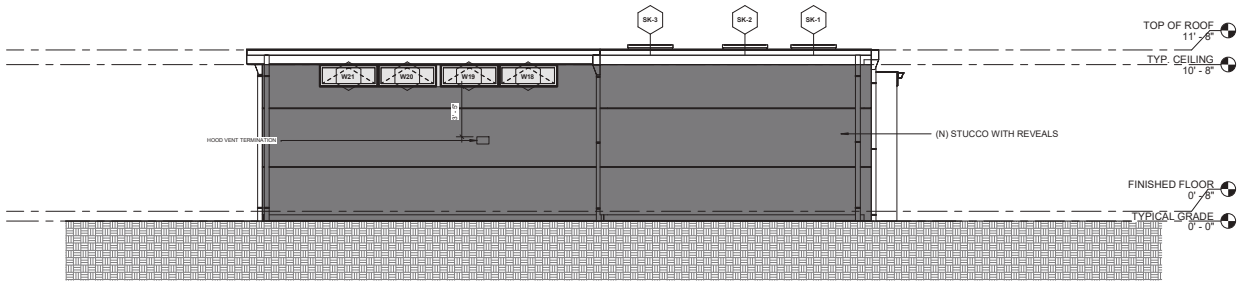
A-3.0

EXTERIOR WALL OPENING BREAKDOWN

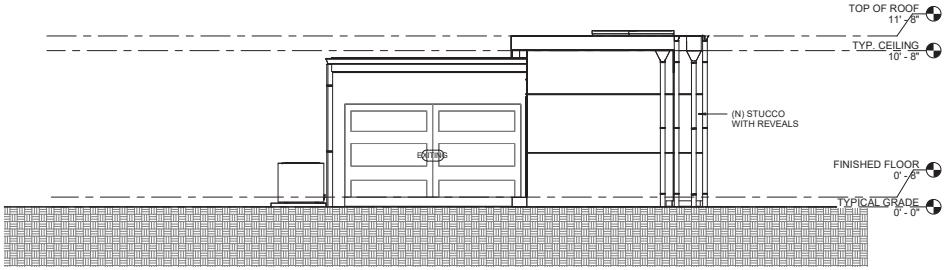
WALL SQUARE FOOTAGE	428 SQ. FT.
WINDOW OPENING SQUARE FOOTAGE	24 SQ. FT.

428 SQ. FT. X 25% = 107 SQ. FT.

107 SQ. FT. > 24 SQ. FT. = OK



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



2 PROPOSED RIGHTSIDE ELEVATION
1/4" = 1'-0"

GARAGE CONVERSION
ONE BED ONE BATH

651 COLEMAN AVE.
MENLO PARK, CA 94025

AKD homes
ACCESSORY DWELLING UNITS

ISSUANCES

No.	Description	Date
1	USE PERMIT	11.18.2024

Checked By: Checker

janelle@akdhomes.net (620)-655-8296

PROPOSED
ELEVATIONS

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

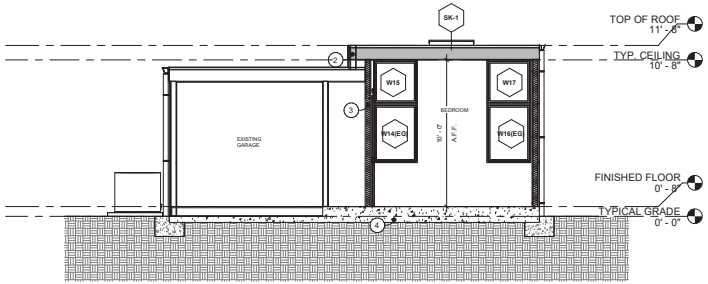
Job No. PLANS

A-3.1

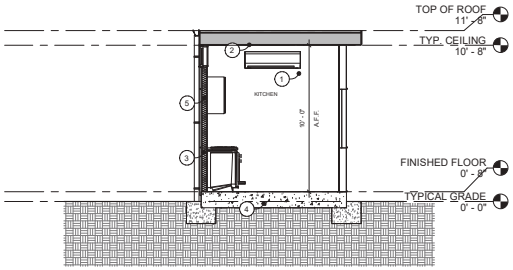
1 Section 10
1/4" = 1'-0"

KEYNOTES

1. HEAT PUMP
2. ROOF INSULATION / TYPICAL INSULATION R-44
3. WALL INSULATION R-21
4. CONCRETE SLAB
5. HOOD WALL TERMINATION



2 Section 11
1/4" = 1'-0"



3 Section 12
1/4" = 1'-0"

GARAGE CONVERSION
ONE BED ONE BATH

651 COLEMAN AVE.
MENLO PARK, CA 94025

AKD homes
ACCESSORY DWELLING UNITS

ISSUANCES

No.	Description	Date
1	USE PERMIT	11.18.2024

Checked By: Checker

janelle@akdhomes.net (650)-655-8296

BUILDING SECTIONS

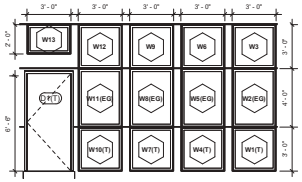
Drawing Scale: 1/4" = 1'-0"

Job No. PLANS

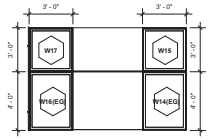
A-4.0

WINDOW SCHEDULE

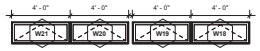
MARK	DESCRIPTION	W	H	MANUFACTURER	FINISH	COMMENTS
SK-1	OPERABLE SKYLIGHT	3' - 0"	3' - 0"	VELUX		
SK-2	OPERABLE SKYLIGHT	3' - 0"	3' - 0"	VELUX		
SK-3	OPERABLE SKYLIGHT	3' - 0"	3' - 0"	VELUX		
W1(T)	FIXED	3' - 0"	3' - 0"	ANDERSON 100 SERIES		
W2(EG)	CASEMENT	3' - 0"	4' - 0"	ANDERSON 100 SERIES		
W3	FIXED	3' - 0"	3' - 0"	ANDERSON 100 SERIES		
W4(T)	FIXED	3' - 0"	3' - 0"	ANDERSON 100 SERIES		
W5(EG)	CASEMENT	3' - 0"	4' - 0"	ANDERSON 100 SERIES		
W6	FIXED	3' - 0"	3' - 0"	ANDERSON 100 SERIES		
W7(T)	FIXED	3' - 0"	3' - 0"	ANDERSON 100 SERIES		
W8(EG)	CASEMENT	3' - 0"	4' - 0"	ANDERSON 100 SERIES		
W9	FIXED	3' - 0"	3' - 0"	ANDERSON 100 SERIES		
W10(T)	FIXED	3' - 0"	3' - 0"	ANDERSON 100 SERIES		
W11(EG)	CASEMENT	3' - 0"	4' - 0"	ANDERSON 100 SERIES		
W12	FIXED	3' - 0"	3' - 0"	ANDERSON 100 SERIES		
W13	FIXED	3' - 0"	2' - 0"	ANDERSON 100 SERIES		
W14(EG)	CASEMENT	3' - 0"	4' - 0"	ANDERSON 100 SERIES		
W15	FIXED	3' - 0"	3' - 0"	ANDERSON 100 SERIES		
W16(EG)	CASEMENT	3' - 0"	4' - 0"	ANDERSON 100 SERIES		
W17	FIXED	3' - 0"	3' - 0"	ANDERSON 100 SERIES		
W18	FIXED	4' - 0"	1' - 6"	ANDERSON 100 SERIES		
W19	FIXED	4' - 0"	1' - 6"	ANDERSON 100 SERIES		
W20	FIXED	4' - 0"	1' - 6"	ANDERSON 100 SERIES		
W21	FIXED	4' - 0"	1' - 6"	ANDERSON 100 SERIES		



3 PROPOSED FRONT WINDOW AND DOORS
1/4" = 1'-0"



4 PROPOSED LEFTSIDE WINDOWS AND DOORS
1/4" = 1'-0"



5 PROPOSED REAR WINDOW AND DOOR
1/4" = 1'-0"

DOOR SCHEDULE

wt	FUNCTION	Description	Width	Height	Manufacturer	Comments
D1(T)	Exterior	SWING	3' - 0"	6' - 8"	CUSTOM	
ID2	Interior	SWING	2' - 6"	8' - 0"	MASONITE OR EQUAL	
ID3	Interior	CUSTOM	5' - 6"	7' - 0"	CUSTOM	
ID4	Interior	SWING	2' - 6"	8' - 0"	MASONITE OR EQUAL	
ID-3	Interior	BARN DOOR SLIDER	4' - 6"	8' - 0"	MASONITE OR EQUAL	

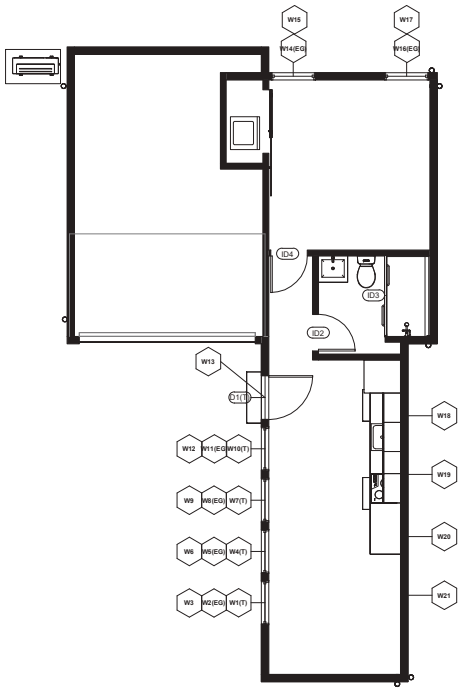
Contractor shall confirm the following:

Per California Fire code 2013 / 708A.2.1 Exterior glazed door assemblies shall comply with one of the following requirements:
1. Be constructed of multi-pane glazing with a minimum of one tempered pane meeting the requirements of Section 2406 Safety Glazing, or
2. Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257 or
3. Be tested to meet the performance requirements of SFM 12-7A-2.

Per California Fire code 2013 / 708A.3 and 708A.3.1 Solid exterior doors shall comply with the following:
1. The exterior surface or cladding shall be of noncombustible or Ignition-resistant material, or
2. Shall be constructed of solid core wood having stiles and rails not less than 1 3/8 inches thick with interior field panel thickness no less than 1 1/4 inches thick, or
3. Shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252.

Exception: Solid doors having a fire-resistance rating of not less than 20 minutes may have untested glazing that complies with section 708A.2.
4. Shall be tested to meet the performance requirements of standard SFM 12-7A-1. 708A.3.1 Exterior door glazing. Glazing in exterior doors shall comply with Section 708A.2.1.

2 DOOR & WINDOW SCHEDULE/NOTES
1/4" = 1'-0"



NOTE 1: WINDOWS MARKED '**EG**' (EGRESS) MUST COMPLY WITH R310 CRC: EMERGENCY ESCAPE AND RESCUE OPENINGS ARE REQUIREDED FOR EVERY SLEEPING ROOM AND SHALL HAVE NO LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING.
R310.2.1 CRC: EMERGENCY AND ESCAPE RESCUE OPENING SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM).
R310.2.2 CRC: WINDOW SILL HEIGHT: WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1118 MM) MEASURED FROM THE FLOOR; WHERE THE SILL HEIGHT IS BELLOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3

NOTE 2: ALL DOORS AND WINDOWS MARKED WITH A '**T**' ARE TO HAVE TEMPERED SAFETY GLASS PER SECTION R308.4 CRC AT THE LOCATIONS ESPECIFIED AS HAZARDOUS PER SECTION R308.4.1 THROUGH 310.4.7:

LEGEND:

(EG) - EGRESS
(T) - TEMPERED

1 PROPOSED KEYPLAN - MODULE 1-1BR
1/4" = 1'-0"

GARAGE CONVERSION
ONE BED ONE BATH
651 COLEMAN AVE.
MENLO PARK, CA 94025

AKD homes
ACCESSORY DWELLING UNITS

ISSUANCES

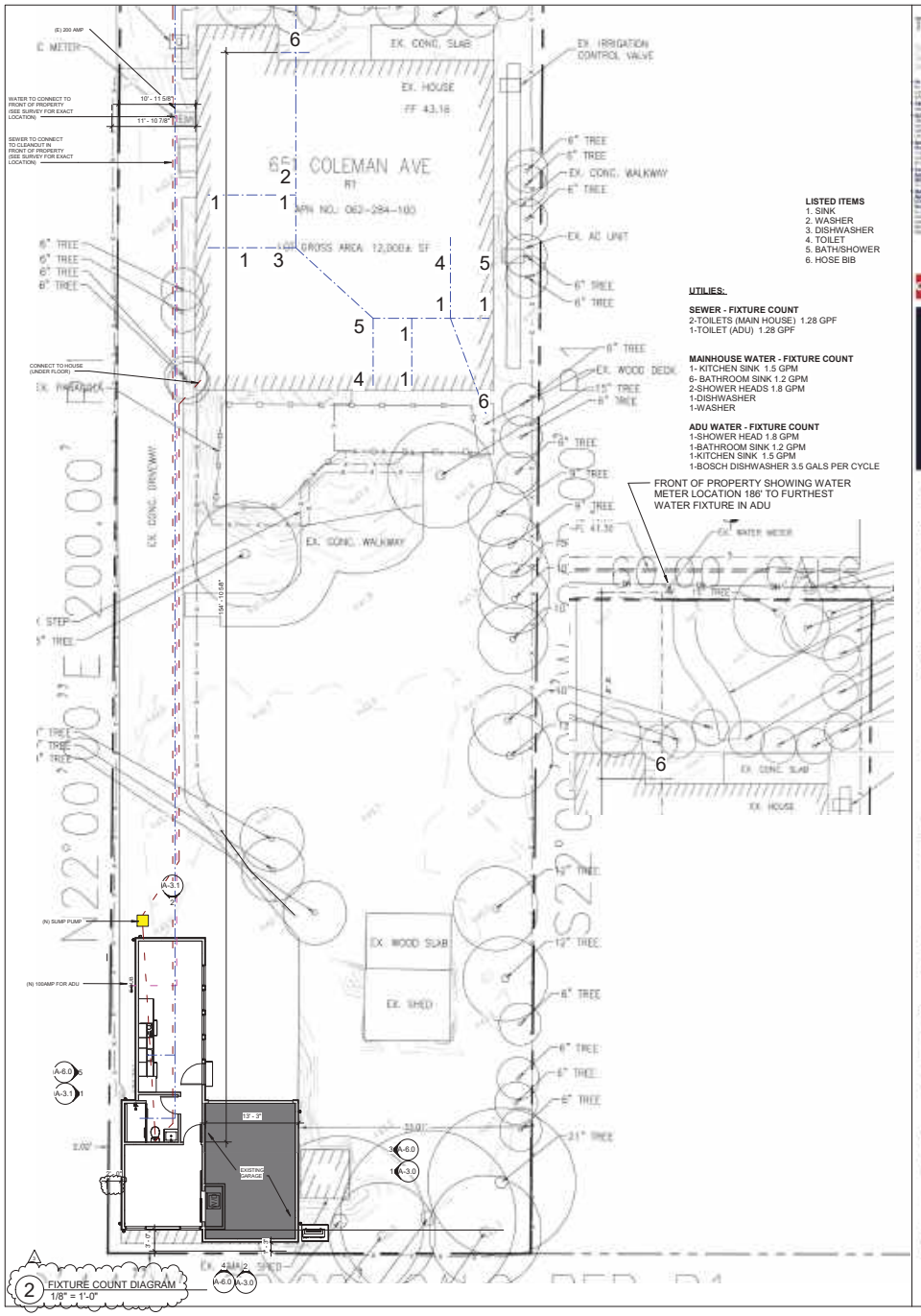
No.	Description	Date
1	USE PERMIT	11.18.2024

Checked By: Checker

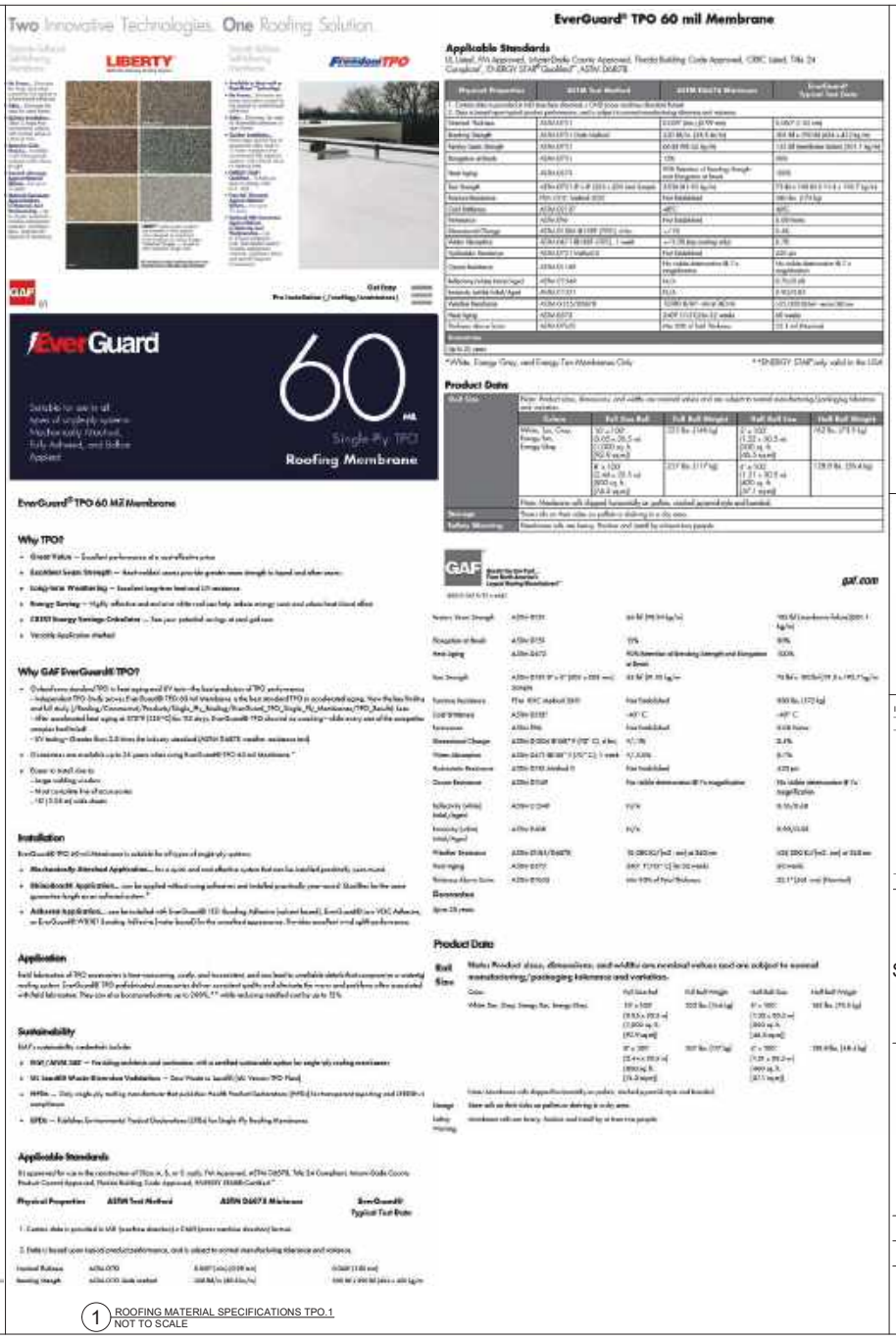
DOOR & WINDOW SCHEDULE

Drawing Scale: 1/4" = 1'-0"
Job No. PLANS

A-6.0



2 FIXTURE COUNT DIAGRAM
1/8" = 1'-0"



1 ROOFING MATERIAL SPECIFICATIONS TPO.1
NOT TO SCALE

GARAGE CONVERSION
ONE BED ONE BATH
651 COLEMAN AVE.
MENLO PARK, CA 94025

AKD homes
ACCESORY DWELLING UNITS

ISSUANCES

No.	Description	Date
1	PLANNING SUBMITTAL	4.19.2023
2	REVISION #1	6.21.2023
3	REVISION #2	8.29.2023
4	REVISION #3	1.3.2024

Checked By: Checker

jackie@akdhomes.net (520)-655-9299

SPECIFICATIONS

Drawing Scale: As indicated

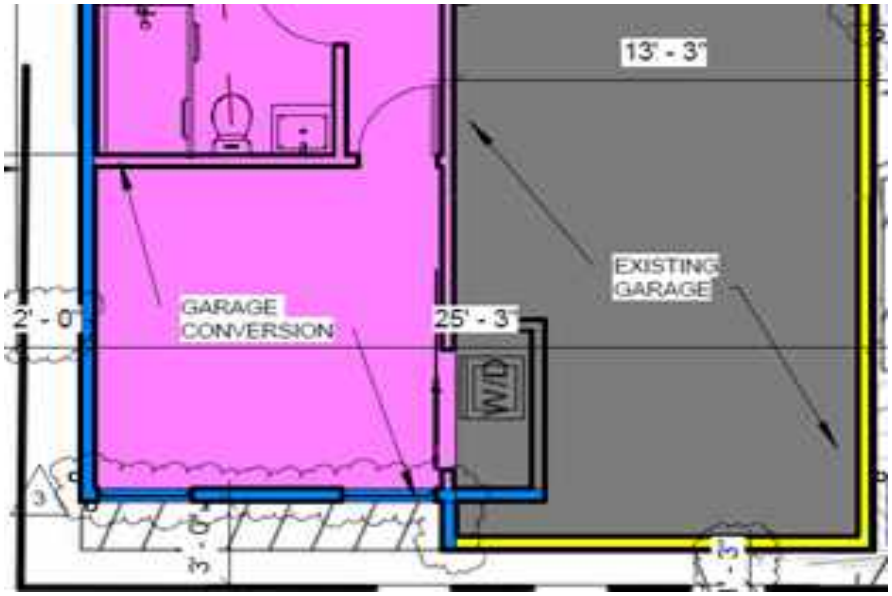
Job No. PLANS

A-8.0

651 Coleman Avenue | BLD2023-00993 | Project Description

The ADU project at 651 Coleman Avenue in Menlo Park under permit BLD2023-00993 consists of a detached garage partly converted into an Accessory Dwelling Unit. We converted **237 sq ft** of the existing garage while adding **441 sq ft** for the new ADU. The color, style, and materials of the ADU have a modern look, while the main house has a ranch/bungalow style with a mix of dark/light grays and stucco finish.

Items to note: Openings (such as doors, windows, vents, etc.) along the exterior wall are not permitted within 3 feet of the property line, so that is why the rear of the ADU was setback 3’ rather than at its original location. See below:



How we got here:

We are writing to request a Use Permit for our recently constructed ADU, which was discovered to be three feet from the property line rather than the required four feet. This variance resulted from an error in the initial property survey, which incorrectly measured the existing garage wall's distance from the property line as two feet rather than one foot. That 2-foot distance was used as a benchmark to step in the new construction wall by 2 feet to give the required 4-foot setback.

Throughout this project, we have demonstrated commitment to compliance:

- Commissioned a professional survey before beginning construction
- Designed the wall of the ADU to step in an additional two feet from the existing structure
- Obtained all required permits and inspections
- Maintained full compliance with all other building and planning ordinances

During our foundation inspection on December 5, 2023, the Building Department noted a missing second survey but allowed the concrete pour to proceed. Upon completion of construction, Senior Inspector Scott McBirney requested the survey documentation on June 20th, 2024. We promptly conducted two additional surveys, which revealed the measurement error in the initial survey. We understand from our conversation with Mr. LaFrance and Mr. Hochleutner on November 7, 2024, that the department has since revised its policy to require this additional survey before foundations are poured.

Per our conversations with the Planning Department staff, at this point, we have two options: tear down and reconstruct the ADU or apply for a Use Permit. Given our consistent and good faith efforts to comply with city regulations and the fact that this single variance resulted from a good faith error in measurement, we respectfully request approval of a Use Permit to maintain the ADU as built. This solution would avoid the considerable waste and disruption of demolition while preserving an otherwise fully compliant addition to the city's housing stock.

Thank you,

James and Cassandra Loftus

AKD Homes

LOCATION: 651A Coleman Ave	**PROJECT NUMBER:** PLN2024-00054	**APPLICANT:** James Loftus	**OWNER:** James Loftus

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 January 27, 2025) for the use permit to remain in effect.
   b. Development of the project shall be substantially in conformance with the plans prepared by AKD Homes consisting of eight plan sheets, dated received January 17, 2025 and approved by the Planning Commission on January 27, 2025, 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.

LOCATION: 651A Coleman Ave	**PROJECT NUMBER:** PLN2024-00054	**APPLICANT:** James Loftus	**OWNER:** James Loftus

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
651A Coleman Avenue

CITY OF MENLO PARK

Scale: 1:4,000 | Drawn By: CDH | Checked By: CDS | Date: 1/27/2025 | Sheet: 1

651A Coleman Ave – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	12,000 sf	12,000 sf	7,000 sf min
Lot width	60 ft	60 ft	65 ft min
Lot depth	200 ft	200 ft	100 ft min
Setbacks (ADU)			
Front	153 ft	176 ft	4 ft min
Rear	1.5* ft	1.5* ft	4 ft min
Side (left)	44 ft	44 ft	4 ft min on left and right interior sides
Side (right)	3.05* ft	2* ft	
Building coverage	2,889 sf 24 %	2,680 sf 22 %	4,200 sf max 35 % max
FAL (Floor Area Limit)	2,889 sf	2,510 sf	4,050 sf max
Square footage by floor	2,010 sf/1st 441 sf/ADU 268 sf/garage 170 sf/shed	2,010 sf/1st 500 sf/garage 170 sf/shed	
Square footage of buildings	2,889 sf	2,680 sf	
Building height (ADU)	11.1 ft	10 ft	16 ft max
Parking	1 covered space**	2 covered space	1 covered and 1 uncovered space
	Note: Areas shown highlighted indicate a nonconforming or substandard situation		

Trees (in the vicinity of the ADU)	Heritage trees	5†	Non-Heritage trees	1	New trees	0
	Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	0	Total Number of trees	6

* The nonconforming setbacks for the ADU and garage are permitted to remain per CA State law.
** Covered parking is permitted to be converted to ADU use with no required replacement parking.
† Indicates that one heritage tree is off-site.

Hochleutner, Connor D

From: Clara and Kumar <kumar.clara@gmail.com>
Sent: Wednesday, January 15, 2025 1:24 PM
To: Hochleutner, Connor D
Subject: re: Use Permit/James Loftus/651A Coleman Ave.

I want to raise the issue that reducing interior side setback of ~3 feet, when 4 feet is required, will be a big problem especially with spreading fire. As with the current situation right now, we all need to be vigilant and maybe even more stricter with these kinds of requests as we are putting the whole community in jeopardy to benefit one property.

Thanks,
Clara Resurreccion
4 Coleman Place, Menlo Park, Ca

CITY OF MENLO PARK

STAFF REPORT

Planning Commission
Meeting Date: **1/27/2025**
Staff Report Number: **25-004-PC**

Public Hearing: **Consider and adopt a resolution to approve a use permit to demolish an existing single-story, single-family residence and detached structures and construct a new two-story, single-family residence and detached garage on a substandard lot with regard to lot width in the R-1-U (Single Family Urban Residential) zoning district located at 420 Pope Street, and determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. The proposal includes an attached accessory dwelling unit (ADU), which is a permitted use and not subject to discretionary review.**

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 structures and construct a new two-story, single-family residence and detached garage on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district, at 420 Pope Street. The proposal includes an attached accessory dwelling unit (ADU), which is a permitted use and not subject to discretionary review. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

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

Background

Site location

Using Pope Street in the north-south orientation, the subject parcel sits on the east side of Pope Street between Elm Street and Gilbert Avenue, in the Willows neighborhood. All properties in the immediate vicinity to the subject property are also located in the R-1-U zoning district, with the exception of the Silicon Valley International School (475 Pope Street) site, which is part of the P-F (Public Facilities) zoning district. The neighboring residences vary between single-story and two-story structures, and represent a variety of styles including craftsman, ranch, and contemporary. An unnamed, 15-foot-wide alley provides secondary access at the rear of the parcel. A location map is included as Attachment B.

Analysis

Project description

The subject property is currently occupied by a single-story, single-family residence with two bedrooms and one bath, as well as a detached garage with Pope Street access, and a detached shed. The applicant is proposing to demolish all structures and construct a two-story, single-family residence, consisting of three bedrooms and two bathrooms. The development would also include an attached, one-bedroom accessory dwelling unit (ADU) on the front-right side of the structure, and a detached two-car garage at the rear-left corner of the parcel, accessed by the alley.

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 requirement for a use permit to develop 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 3,477 square feet, where a maximum of 3,237 square feet is permitted.
  - The project is allowed to exceed the FAL by up to 800 square feet in order to accommodate an ADU.
- The ADU could be permitted a four-foot right side setback (versus the five-foot setback requirement for the main residence), but it is proposed at a larger 9.5-foot setback, thus providing an additional buffer on that side.
- The left side setback is likewise larger than required, at 9.5 feet where five feet is the minimum for the main residence.

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 applicant describes the style of the proposed residence as Spanish, with an earth-tone color palette. The structure would feature stucco siding and a concrete 'S' tile roof, along with modest decorative elements such as gable end details and coach lights. The windows are proposed with between-the-glass grids, without inside and outside grids.

The side-facing second-floor windows would vary between three- and four-foot sill heights, although the 9.5-foot setbacks would help reduce potential privacy impacts. The detached, alley-facing garage would deemphasize the visual effect of parking from Pope Street, and that structure would match the main residence's materials and style. Overall, staff believes that the development would be attractive and well-proportioned, and that it would be compatible with other residences in the area. The architectural style of the main residence, ADU, and detached garage would be comprehensively executed.

Trees and landscaping

The applicant submitted an arborist report (Attachment A, Exhibit C), detailing the species, size, and conditions of on-site and nearby trees. A total of twelve trees were assessed, of which six are heritage trees.

Table 1: Tree summary and disposition

Tree number	Species	Size (DBH, in inches)	Condition	Notes	Remove/Retain
1	Southern magnolia	34”	Poor	Heritage	Retain
2	Southern magnolia	22”	Fair	Heritage	Retain
3	Cork oak	12”	Poor	Heritage	Retain
4	Saucer magnolia	13”	Good	Non-heritage	Remove
5	Coast redwood	23”	Good	Heritage	Retain
6	Unknown (dead)	14”	Dead	Non-heritage	Remove
7	Coast live oak	20”	Good	Heritage	Retain
8	Coast live oak	30”	Good	Heritage	Retain
9	Fig	7”	Poor	Non-heritage	Remove
10	Privet	7”	Poor	Non-heritage	Remove
11	Privet	7”	Poor	Non-heritage	Remove
12	Privet	9”	Poor	Non-heritage	Remove

All six non-heritage trees would be removed, including one tree that is already dead. All six heritage trees would be retained and protected. To ensure the health of the remaining trees, the arborist report has identified measures such as tree protective fencing, pruning before construction, and supplemental irrigation. All recommended tree protection measures identified in the arborist report would be implemented and ensured as part of condition 1h. Six new trees (three marina strawberry, two coral bark maple, and one eastern rosebud) would be planted in the back yard and along the left side property line, along with additional landscaping throughout the site.

Parking and Circulation

As noted earlier, the detached, two-car garage would be accessed by the alley at the rear of the parcel, and this would serve as the required parking for the main residence. The alleys in the Willows have a unique history in that the streets (e.g., Pope Street, Elm Street, etc.) were accepted by San Mateo County when the area was originally subdivided in 1907, but the alleys by contrast were not accepted. As a result, they are usable by adjacent properties for access, but the City does not maintain them the way other public roadways are maintained. Because alley surface conditions could become degraded over time, the Community Development Department has required applicants who are proposing new parking spaces that

both 1) serve as required parking and 2) are accessed only from an alley to enter into an Access Alley Maintenance Agreement, stating that current and future owners of the subject parcel will ensure that alley surface conditions remain usable, and that they will collaborate and share costs as needed with other property owners who've entered into their own agreements for the same alley stretches. This would be required by recommended condition 2a in Attachment A, Exhibit D. In addition, condition 2b would require that the current alley conditions be upgraded as needed at the conclusion of construction, based on a Public Works inspection.

An additional uncovered parking space would be provided at the front of the parcel, accessed directly from Pope Street. This could serve the ADU, although off-street parking is not required for attached/interior ADUs, so it could also function as an additional parking space for visitors or general flexibility.

Correspondence

As stated in the project description letter, the applicant states they sent a letter to neighbors within 300 feet, advertising a virtual meeting in August 2024 for any neighbors with questions or comments. However, the applicant relays that no one attended that session. As of the writing of this report, staff has not received any correspondence regarding the project.

Conclusion

Staff believes that the design and materials of the proposed residence are compatible with the surrounding neighborhood, which features a mixture of two-story and one-story homes with varied architectural styles. The proposed project would also feature a consistently executed architectural style between the main residence/ADU and the detached accessory building. The location of the garage on the alley would deemphasize parking as a visual element, and all heritage trees would be retained and protected. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

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

Environmental Review

The project is categorically exempt under Class 3 (Section 15303, "New construction or conversion of small structures") of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice

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

Appeal Period

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

Attachments

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

Report prepared by:
Thomas Rogers, Principal Planner

Report reviewed by:
Kyle Perata, Assistant Community Development Director

PLANNING COMMISSION RESOLUTION NO. 2025-0xx

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 STRUCTURES AND CONSTRUCT A NEW TWO-STORY, SINGLE-FAMILY RESIDENCE WITH A DETACHED GARAGE ON A SUBSTANDARD LOT WITH REGARD TO MINIMUM LOT WIDTH IN THE R-1-U (SINGLE FAMILY URBAN RESIDENTIAL) ZONING DISTRICT, AT 420 POPE STREET.

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 structures and construct a new two-story, single-family residence with a detached garage on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district (collectively, the "Project") from Gagan Kang ("Applicant") located at 420 Pope Street (APN 062-364-050) ("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 proposed project includes an attached accessory dwelling unit (ADU), which is a permitted use and not subject to discretionary review; and

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

WHEREAS, the 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 January 27, 2025, 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. PLN2024-00026, 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 D.

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 January 27, 2025, 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 January, 2025.

PC Liaison Signature

_____
Kyle Perata
Assistant Community Development Director
City of Menlo Park

Exhibits

A. Project plans
B. Project description letter
C. Arborist report
D. Conditions of approval

420 POPE STREET

MENLO PARK , CALIFORNIA

DIRECTORY

BUILDER:
THOMAS JAMES HOMES
275 SHORELINE DRIVE, SUITE 400
REDWOOD CITY, CA 94065
CONTACT: GAGAN KANG
PHONE: (650) 272-3276
EMAIL: GKANG@TJH.COM

CIVIL ENGINEER:
CBG
2633 CAMINO RAMON #350
SAN RAMON, CA 94583
CONTACT: STEPHEN CHAN
PHONE: (925) 866-0322
EMAIL: SCHAN@CBANDG.COM

ARCHITECTS:
BASSENIAN LAGONI ARCHITECTS
2031 ORCHARD DRIVE
NEWPORT BEACH, CA 92660
CONTACT: DAVE POCKETT
PHONE: (949) 553-9100
EMAIL: DPOCKETT@BASSENIANLAGONI.COM

LANDSCAPE ARCHITECT:
RIPLEY DESIGN GROUP
1615 BONANZA STREET, SUITE 314
WALNUT CREEK, CA 95825
CONTACT: ANNIKA CARPENTER
PHONE: (925) 938-7377
EMAIL: ACARPENTER@RIPLEYDESIGN.COM

VICINITY MAP

SHEET INDEX

PROJECT DATA

LEGAL DESCRIPTION :	LOT 5 BLOCK 7
APN :	062-364-050
PROJECT ADDRESS :	420 POPE STREET MENLO PARK, CA 94025
ZONING :	R-1-U
BUILDING CLASSIFICATION:	SINGLE FAMILY DETACHED R3/U FIRE SPRINKLERS PER CRC R313.3
TYPE OF CONSTRUCTION :	TYPE V-B
FIRE ZONE :	N/A
FLOOD ZONE :	AE THIS PROJECT WILL BE DESIGNED TO COMPLY WITH THE CITY'S FLOOD DAMAGE PREVENTION ORDINANCE CHAPTER 12, SECTION 42
BASE FLOOD ZONE ELEVATIONS :	35.9' NAVD 88
DESIGN FLOOD ZONE ELEVATIONS :	36.9' NAVD 88
LOT AREA :	8,748 SQ. FT.
COVERED PARKING :	1
ALLOWABLE LOT COVERAGE :	35% (3,061.8 SQ. FT.)
PROPOSED LOT COVERAGE :	28% (2,466 SQ.FT.)
ALLOWABLE FAL :	3,237 SQ. FT.
PROPOSED FAL :	3,477 SQ. FT. (INCLUDES ADU)
ALLOWABLE 2nd FLOOR FAL :	1,400 SQ. FT.
PROPOSED 2nd FLOOR FAL :	1,343 SQ. FT.
BUILDING HEIGHT:	± 27'-6"

SETBACKS :

	PROPOSED	REQUIRED
FRONT :	20'-0"	20'-0" MIN.
SIDE :	9'-6 " (LEFT) / 9'-6 " (RIGHT)	5'-0" MIN.
REAR :	80'-3 1/2"	20'-0" MIN.

SQUARE FOOTAGE:

	PROPOSED
FIRST FLOOR :	1,295 SQ. FT.
SECOND FLOOR :	1,343 SQ. FT. (INCLUDES VOLUME & VOIDS)
TOTAL LIVABLE :	2,638 SQ. FT.
DETACHED GARAGE :	445 SQ. FT.
ADU :	394 SQ. FT.
TOTAL FAL :	3,477 SQ. FT. (ALLOWED TO EXCEED UP TO 800 SQ. FT. W/ ADU)
COVERED OUTDOOR LIVING :	267 SQ. FT.
PORCH :	58 SQ. FT.
FIREPLACE :	7 SQ. FT.

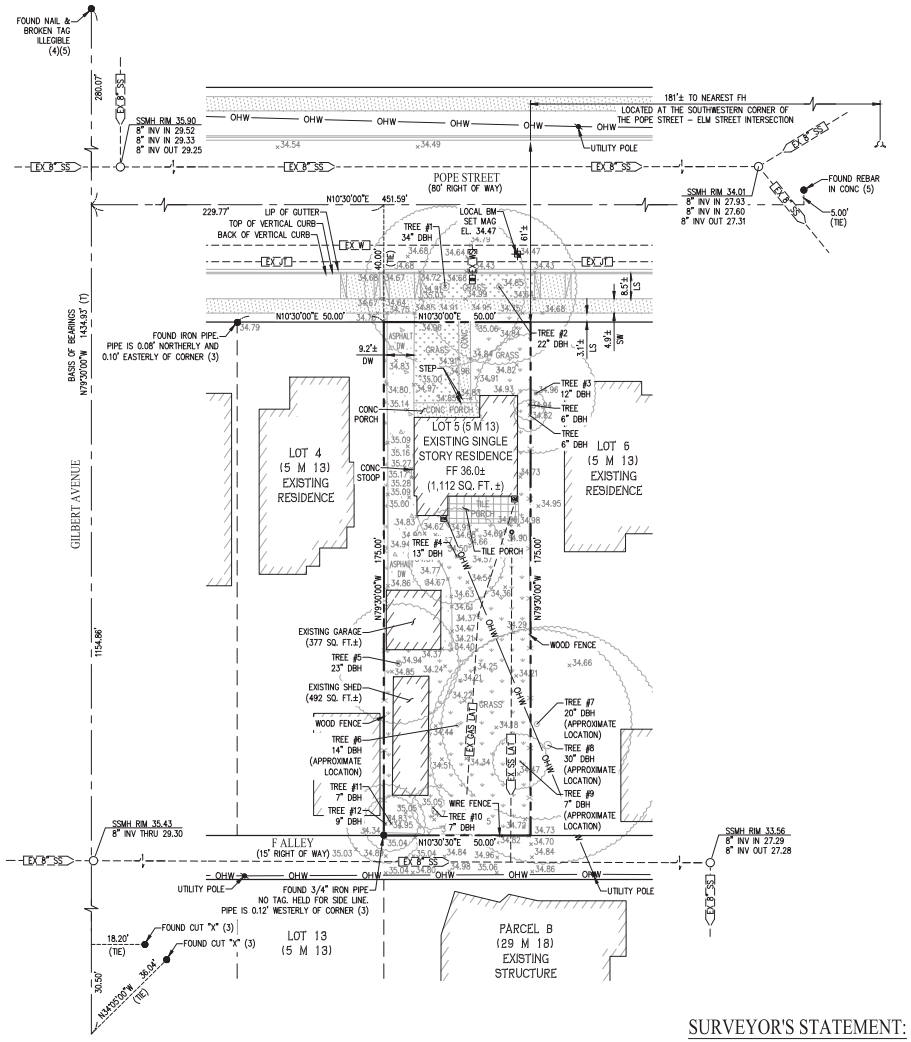
CODES :	2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
GOVERNING BODY :	CITY OF MENLO PARK

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

A THREE INCH LAYER OF MULCH SHALL BE APPLIED TO ALL EXPOSED PLANTING SURFACES WITH THE EXCEPTION OF TURF.

Annika Carpenter

ANNIKA M. CARPENTER CALIF. LANDSCAPE ARCH.#3684



TITLE REPORT

FIDELITY NATIONAL TITLE COMPANY
ORDER NO. 991-30112971-OKC
DATED JANUARY 19, 2024

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MENLO PARK, IN THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 5 IN BLOCK 7, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF COOPERATIVE LAND AND TRUST CO. TRACT, SUBDIVISION NUMBER ONE OF NORTH PALO ALTO SAN MATEO CO. CALIF.", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON JULY 1, 1907 IN BOOK 5 OF MAPS AT PAGE(S) 13.

EXCEPTIONS AND EXCLUSIONS:

(#) INDICATES TITLE REPORT ITEM NUMBER

ITEMS (1) THROUGH (6) RELATE TO TAXES AND LIENS AND CANNOT BE PLOTTED.

ITEMS (7) AND (8) RELATE TO COVENANTS, CONDITIONS, AND RESTRICTIONS AND CANNOT BE PLOTTED.

ITEMS (9) THROUGH (12) RELATE TO TRUST REQUIREMENTS AND CANNOT BE PLOTTED.

BENCHMARK:

BENCHMARK ID: 4
DESCRIPTION: BRASS DISK SET IN TOP OF CURB AT REAR OF THE SOUTHEASTERLY CATCH BASIN AT THE INTERSECTION OF GILBERT AND LAUREL AVENUE. STAMPED "CITY BENCHMARK 4".
ELEVATION: 34.76' (NAVD 88)

BENCHMARK ID: LOCAL BENCHMARK
DESCRIPTION: SET MAG NAIL IN POPE STREET LOCATED 6.2'± FROM THE TOP OF CURB BETWEEN 420 POPE STREET AND 424 POPE STREET.
ELEVATION: 34.47' (NAVD 88)

BASIS OF BEARINGS:

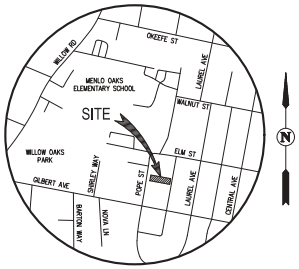
THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF GILBERT AVENUE BEING N79°30'00"W SHOWN ON RECORD OF SURVEY NO. 1835 (30 LLS 85).

ASSESSOR'S PARCEL NUMBER:

062-364-050

AREA:

LOT AREA: 8,748 SQ. FT. MORE OR LESS



VICINITY MAP

NOT TO SCALE

NOTES:

1) RECORD INFORMATION AND PROPERTY DESCRIPTION ARE PER TITLE REPORT AND RECORDED MAPS IN SAN MATEO COUNTY LISTED HEREON.

2) UTILITIES SHOWN ARE BASED ON OBSERVED EVIDENCE AT THE TIME OF THE FIELD SURVEY. ADDITIONAL RESEARCH AND INVESTIGATION WOULD BE REQUIRED TO DETERMINE THE EXACT LOCATIONS OF UNDERGROUND UTILITIES. DO NOT RELY ON THIS SURVEY FOR SUCH LOCATIONS. SOME UTILITIES COULD BE COVERED BY STRUCTURES OR OBJECTS SUCH AS AUTOMOBILES, TRUCKS, CONTAINERS, ETC.

3) ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.

4) ALL TIES SHOWN HEREON ARE PERPENDICULAR UNLESS OTHERWISE NOTED.

5) STRUCTURES, IMPROVEMENTS, AND TREES ON ADJACENT PROPERTIES HAVE NOT BEEN SURVEYED. LOCATIONS DEPICTED HEREIN ARE APPROXIMATE.

6) THE SQUARE FOOTAGE NOTED FOR STRUCTURES ARE APPROXIMATE AND REPRESENTATIVE OF THE SURVEYED EXTERIOR FOOTPRINT.

REFERENCES:

(#) INDICATES REFERENCE NUMBER
(1) 5 M 13
(2) 29 M 18
(3) 30 LLS 85
(4) 36 LLS 20
(5) 47 LLS 77

FLOOD ZONE:

ZONE AE: AREAS WITH A BASE FLOOD ELEVATION. (35' BFE – 36' BFE)

SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 06081C0309F

DATED: APRIL 5, 2019

LEGEND & ABBREVIATIONS

	BOUNDARY LINE
	EXISTING RIGHT OF WAY
	ADJACENT PROPERTY LINE
	EXISTING STRUCTURE
	EXISTING UTILITY PIPE
OHW	OVERHEAD WIRES
x x	FENCE LINE
	EXISTING ELECTRIC METER
	EXISTING GAS METER
x103.30	EXISTING GROUND ELEVATION
	EXISTING FIRE HYDRANT
	LOCAL BENCHMARK
	FOUND MONUMENT AS NOTED
(M-M)	MONUMENT TO MONUMENT

AC	ASPHALT CONCRETE
APN	ASSESSORS PARCEL NUMBER
BM	BENCHMARK
CONC	CONCRETE
DBH	DIAMETER BREAST HEIGHT
DW	DRIVEWAY
EL	ELEVATION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
INV	INVERT
LAT	LATERAL
OHW	OVERHEAD WIRES
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE

SURVEYOR'S STATEMENT:

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

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

03/06/2024
DATE

LICENSED LAND SURVEYOR MARK H. WEHBER 7960 STATE OF CALIFORNIA

420 POPE STREET
TOPOGRAPHIC & BOUNDARY SURVEY

CITY OF MENLO PARK COUNTY OF SAN MATEO CALIFORNIA

SCALE: 1" = 20' DATE: MARCH 6, 2024

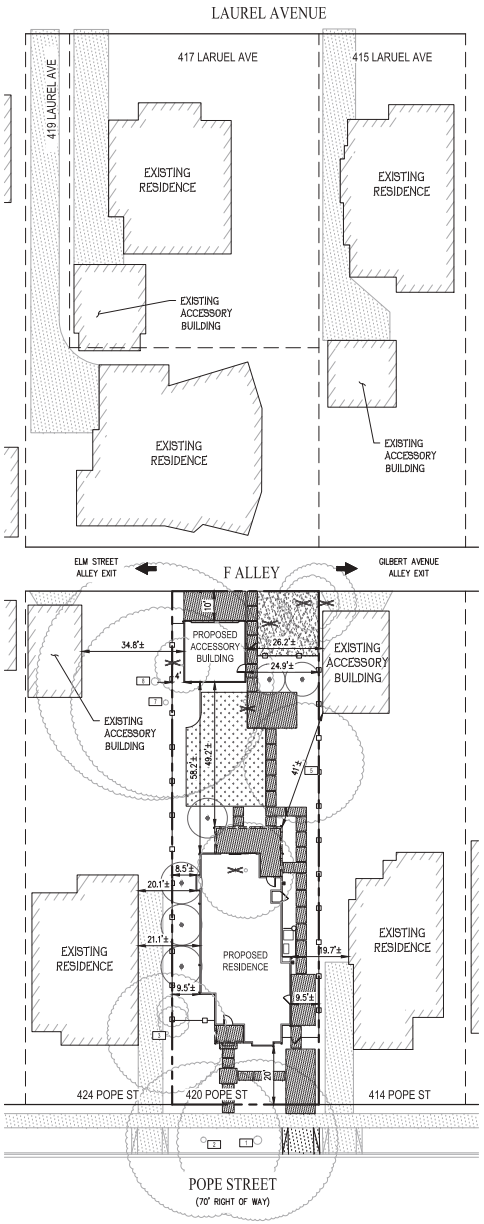
0 20 40 60

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

SHEET NO. 1 OF 1 SHEETS

F:\3085-000\MENLO PARK\420 POPE ST\ACAD\EXHIBITS\XB-LOT SURVEY_420 POPE ST.DWG

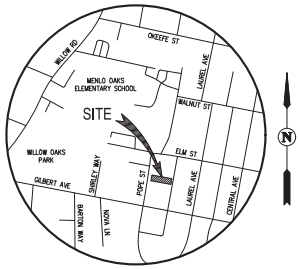


EXISTING TREES TO BE REMOVED				
TREE NUMBER	COMMON NAME	DBH (IN)	HERITAGE TREE	OFF-SITE
4	SAUCER MAGNOLIA	13	NO	NO
6	UNKNOWN	44	NO	NO
9	COMMON FIG	7	NO	NO
10	PRIVET	7	NO	NO
11	PRIVET	7	NO	NO
12	PRIVET	5,7	NO	NO

EXISTING TREES TO REMAIN				
TREE NUMBER	COMMON NAME	DBH (IN)	HERITAGE TREE	OFF-SITE
1	SOUTHERN MAGNOLIA	34	YES	YES
2	SOUTHERN MAGNOLIA	22	YES	YES
3	CORK OAK	12	YES	YES
5	COAST REDWOOD	23	NO	NO
7	COAST LIVE OAK	20	NO	YES
8	COAST LIVE OAK	3	YES	YES

NOTES:

1. THE TABLES ABOVE CONTAIN A SUMMARY OF INFORMATION PRESENTED IN THE ARBORIST REPORT. PLEASE REFER TO THE ARBORIST REPORT DATED FEBRUARY 20, 2024 AND PREPARED BY CALIFORNIA TREE AND LANDSCAPING CONSULTING, INC. FOR MORE INFORMATION.
2. EXISTING SIDEWALK AND CURB AND GUTTER ALONG POPE STREET ARE TO REMAIN. EXISTING DRIVEWAY APRON TO BE REPLACED.



VICINITY MAP

NOT TO SCALE

LEGEND

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

POPE STREET STREET SCAPE

SCALE: 1/16"=1'

420 POPE STREET
AREA PLAN
THOMAS JAMES HOMES

CITY OF MENLO PARK SAN MATEO COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: NOVEMBER 18, 2024

0 20 40 60

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ROSEVILLE ▪ (916) 375-1877
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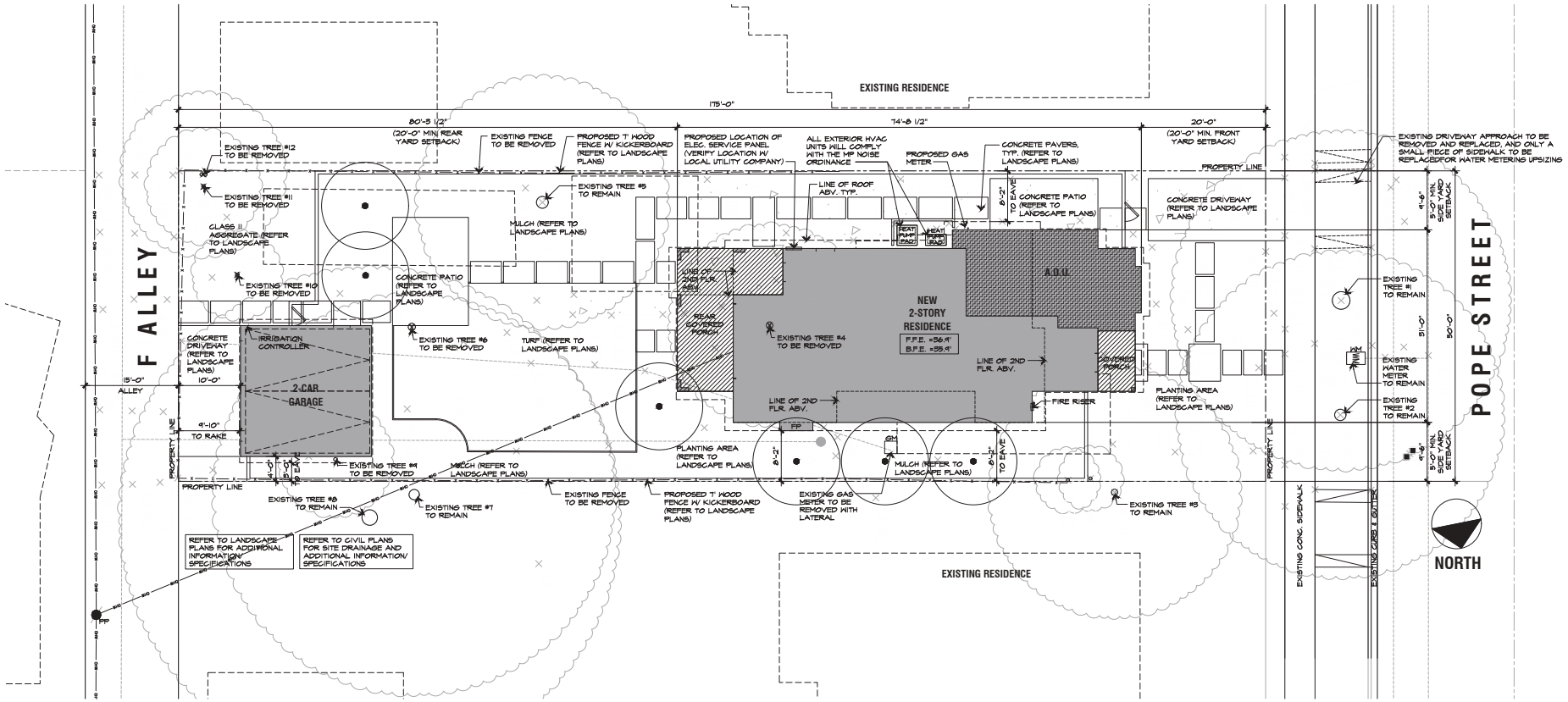
SHEET NO. AP-1 OF 1 SHEETS

11/19/2024 1:44 PM

F:\3065-000\MENLO PARK\420 POPE ST\ACAD\EXHIBITS\XB-AREA PLAN_420 POPE ST.DWG



NOTES

-ALL EXISTING CRACKED OR DAMAGED FEATURES ALONG THE PROPERTY FRONTAGE MUST BE REPAIRED IN KIND. ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.

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

TREE PROTECTION CHART

TAG#	ON-SITE	ORDINANCE TREE	DBH(INCHES)	BOTANICAL NAME	COMMON NAME	STATUS
1	NO	YES	34	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	RETAIN AND PROTECT
2	NO	YES	32	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	RETAIN AND PROTECT
3	NO	YES	9	QUERCUS SUBER	CORK OAK	RETAIN AND PROTECT
4	YES	NO	6	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	REMOVE
5	YES	YES	28	SEQUOIA SEMPERVIRENS	COAST REDWOOD	RETAIN AND PROTECT
6	YES	NO	4	UNKNOWN (DEAD)	UNKNOWN (DEAD)	REMOVE
7	NO	YES	20	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
8	NO	YES	30	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
9	YES	NO	7.0	FICUS SPP.	FIG	REMOVE
10	YES	NO	7.0	LIGUSTRUM SPP.	PRIVET	REMOVE
11	YES	NO	7.0	LIGUSTRUM SPP.	PRIVET	REMOVE
12	YES	NO	5.0/7.0	LIGUSTRUM SPP.	PRIVET	REMOVE

NOTE: REFER TO TREE PROTECTION PLAN FOR ADDITIONAL INFORMATION.

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tel: +1 949 553 9100
fax +1 949 553 0548

PROPOSED SITE PLAN

420 POPE STREET

Menlo Park , California

0 4 8 16
SCALE: 1/8" = 1'-0"

918.22396

A1.0
12.23.24

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fax +1 949 553 0548

STREET SCENE

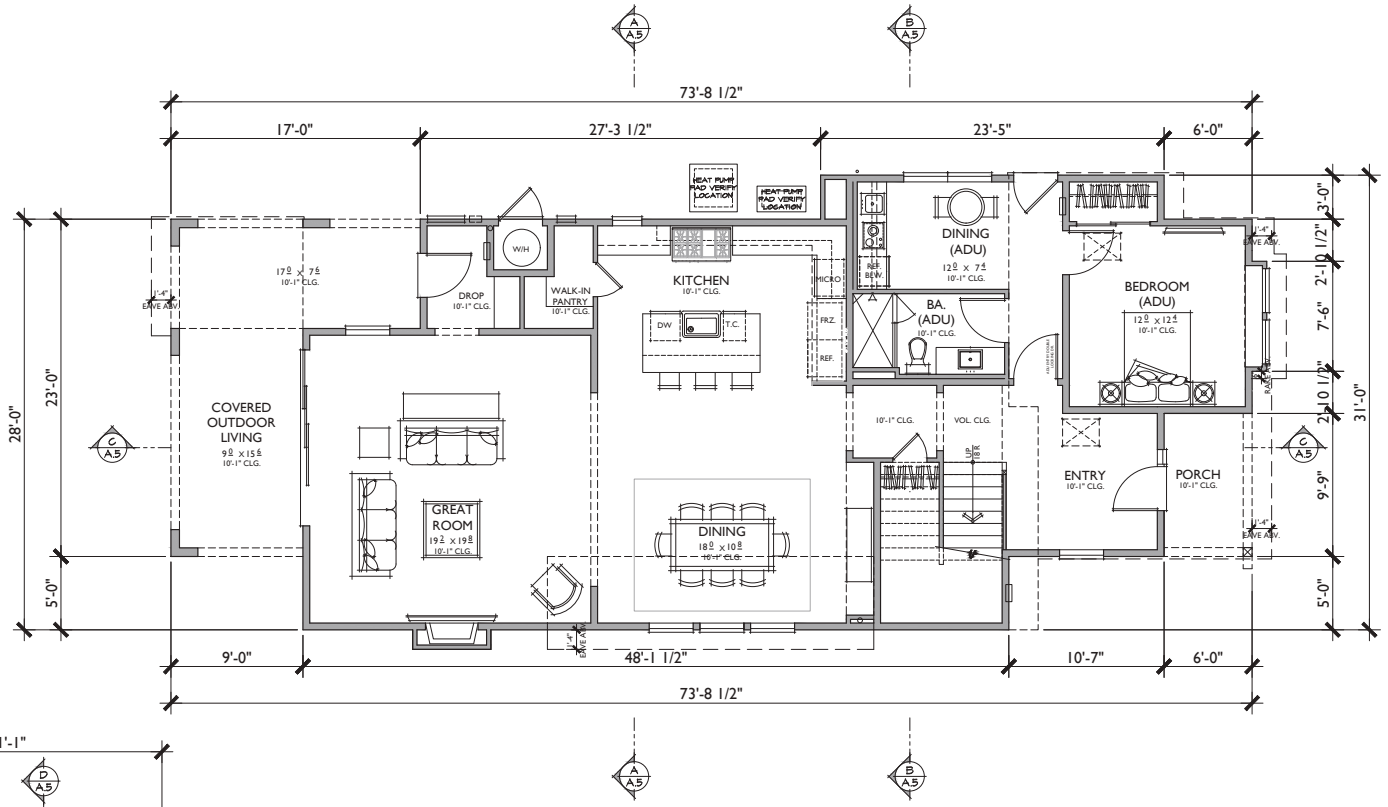
420 POPE STREET

Menlo Park , California

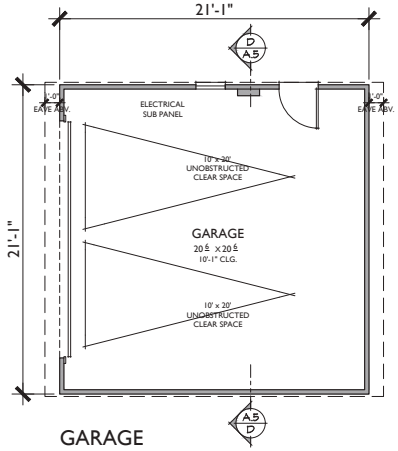
0 2 4 8
SCALE: 3/16" = 1'-0"

918.22396

A1.1
12.23.24



FIRST FLOOR



GARAGE

AT REAR ALLEY

NORTH

PLAN BLA 2848-31

3 BEDROOMS / 2 BATHS
2 - CAR DETACHED GARAGE

FAL AREA TABLE	
1ST FLOOR	1,295 SQ. FT.
2ND FLOOR (INCLUDES VOLUME & VOIDS)	1,343 SQ. FT.
TOTAL LIVING	**2,638 SQ. FT.**
2 - CAR DETACHED GARAGE	445 SQ. FT.
ADU	394 SQ. FT.
TOTAL FAL (ALLOWED TO EXCEED UP TO 800 SQ. FT. W/ ADU)	**3,477 SQ. FT.**

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FLOOR AREA TABLE	
1ST FLOOR	1,302 SQ. FT.
2ND FLOOR	1,289 SQ. FT.
TOTAL LIVING	**2,591 SQ. FT.**
PORCH	58 SQ. FT.
COVERED OUTDOOR LIVING	267 SQ. FT.
2 - CAR DETACHED GARAGE	445 SQ. FT.
ADU	394 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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FLOOR PLAN

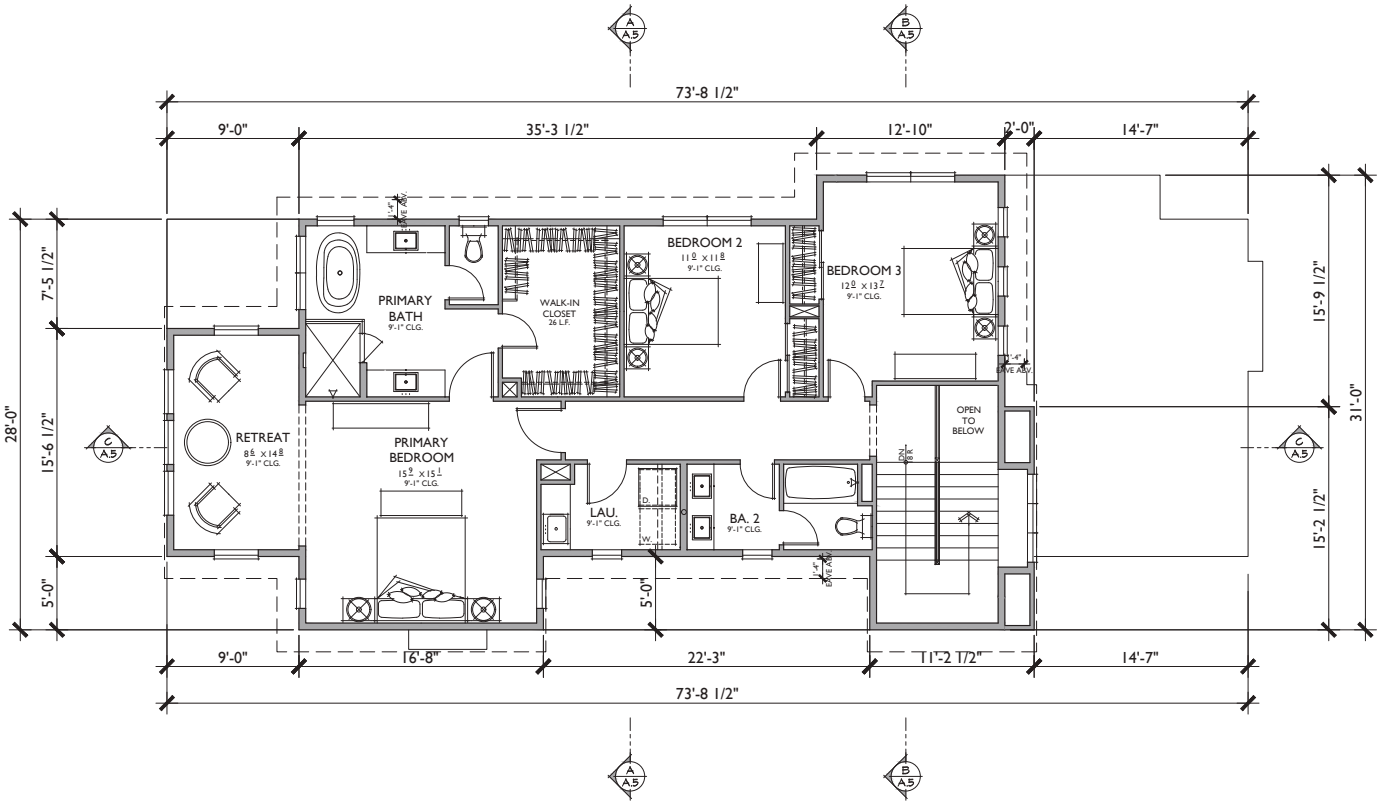
420 POPE STREET

Menlo Park , California

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

918.22396

A2.0
12.23.24



NORTH

SECOND FLOOR

PLAN BLA 2848-31

3 BEDROOMS / 2 BATHS
2 - CAR DETACHED GARAGE

FAL AREA TABLE	
1ST FLOOR	1,295 SQ. FT.
2ND FLOOR (INCLUDES VOLUME & VOIDS)	1,343 SQ. FT.
TOTAL LIVING	**2,638 SQ. FT.**
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FLOOR PLAN

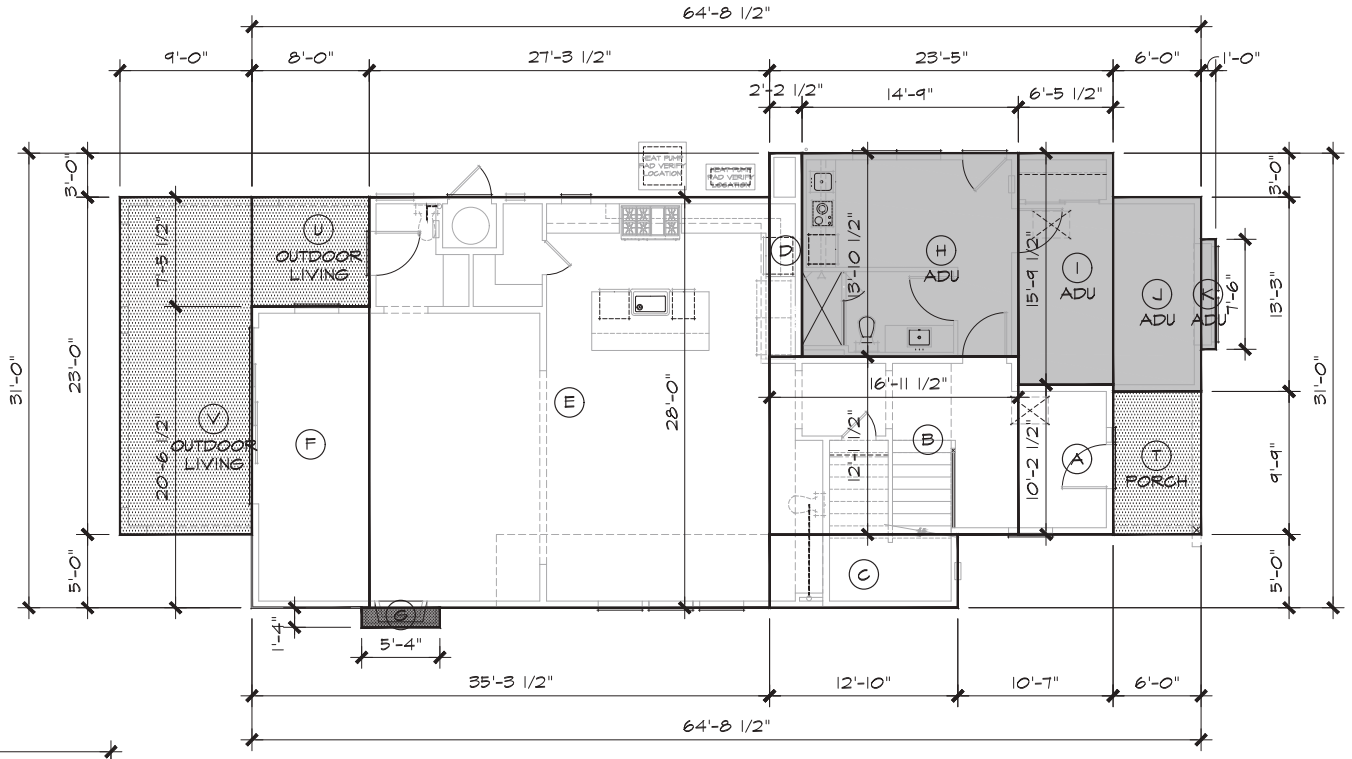
420 POPE STREET

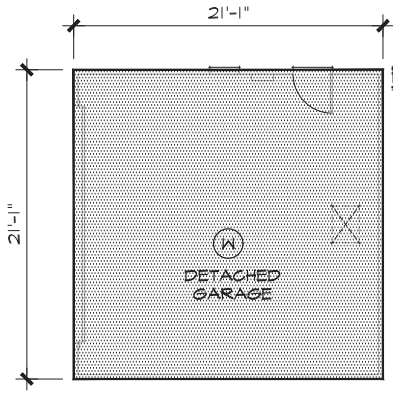
Menlo Park , California

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

918.22396

A2.1
12.23.24





FIRST FLOOR PLAN SP (R)

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

AREA CALCULATION

LABEL	DIMENSIONS	AREA
A	6'-5 1/2" X 10'-2 1/2"	66 SQ. FT.
B	16'-11 1/2" X 12'-1 1/2"	206 SQ. FT.
C	12'-10" X 5'-0"	64 SQ. FT.
D	2'-2 1/2" X 13'-10 1/2"	31 SQ. FT.
E	27'-3 1/2" X 28'-0"	764 SQ. FT.
F	8'-0" X 20'-6 1/2"	164 SQ. FT.
G	5'-4" X 1'-4"	7 SQ. FT.
H	14'-9" X 13'-10 1/2"	205 SQ. FT.
I	6'-5 1/2" X 15'- 9 1/2"	102 SQ. FT.
J	6'-0" X 13'-3"	80 SQ. FT.
K	1'-0" X 7'-6"	7 SQ. FT.
L	8'-9" X 11'-4"	99 SQ. FT.
M	12'-10" X 3'-0"	39 SQ. FT.
N	4'-3 1/2" X 5'-3"	23 SQ. FT.
O	22'-3" X 23'-0"	522 SQ. FT.
P	16'-8" X 28'-0"	467 SQ. FT.
Q	9'-0" X 15'-6 1/2"	140 SQ. FT.
R	4'-5 1/2" X 5'-3"	23 SQ. FT.
S	2'-0" X 15'-2 1/2"	30 SQ. FT.
T	6'-0" X 9'-9"	58 SQ. FT.
U	8'-0" X 7'-5 1/2"	60 SQ. FT.
V	9'-0" X 23'-0"	207 SQ. FT.
W	21'-1" X 21'-1"	445 SQ. FT.

LOT COVERAGE

A-F	FIRST FLOOR	1,295 SQ. FT.
G	FIREPLACE	7 SQ. FT.
H-K	ADU	394 SQ. FT.
T	COVERED PORCH	58 SQ. FT.
U-V	REAR COVERED PORCH	267 SQ. FT.
W	DETACHED GARAGE	445 SQ. FT.
	PROPOSED LOT COVERAGE	2,466 SQ. FT.

F.A.L. (EXCLUDES PORCH, OUTDOOR LIVING, ADU & FIREPLACE)

	LOT SIZE	8,748 SQ. FT.
	ALLOWABLE	3,237 SQ. FT.
A-F	FIRST FLOOR	1,295 SQ. FT.
H-K	ADU (800 SQ. FT. MAX EXEMPTION TO F.A.L.)	394 SQ. FT.
L-S	SECOND FLOOR (INCLUDES VOLUME & VOIDS)	1,343 SQ. FT.
W	DETACHED GARAGE	445 SQ. FT.
	PROPOSED F.A.L.	3,477 SQ. FT.

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SQUARE FOOTAGE CALCULATIONS

420 POPE STREET

Menlo Park , California

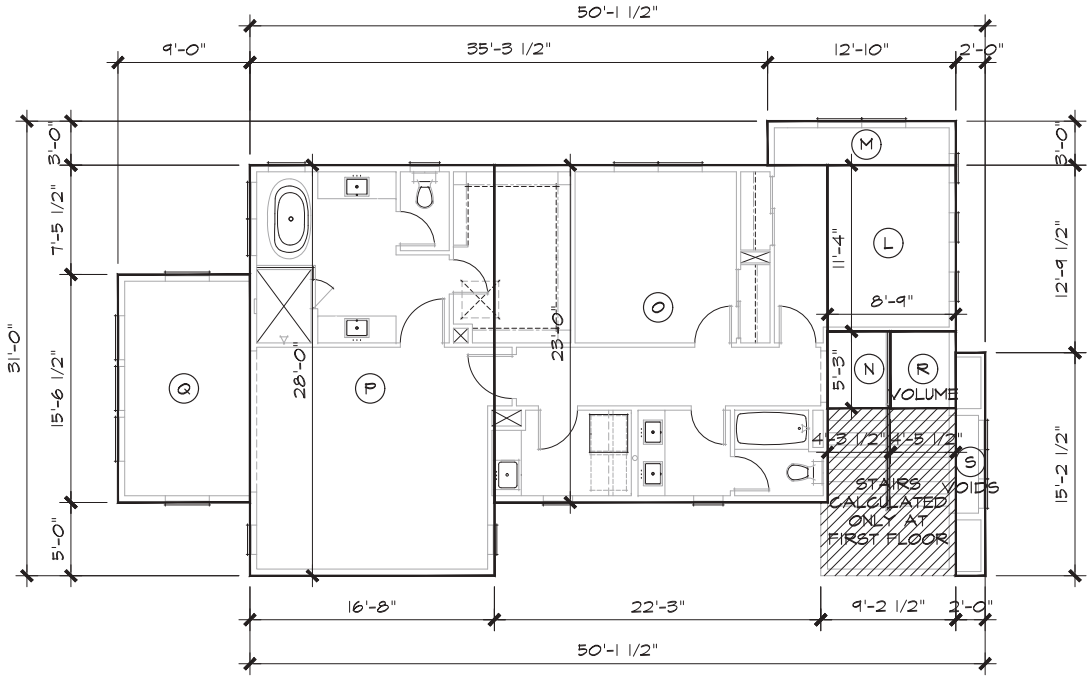
0 4 8 16

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

918.22396

A2.2

12.23.24



SECOND FLOOR PLAN — SP (R)

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

AREA CALCULATION

LABEL	DIMENSIONS	AREA
A	6'-5 1/2" X 10'-2 1/2"	66 SQ. FT.
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I	6'-5 1/2" X 15'- 9 1/2"	102 SQ. FT.
J	6'-0" X 13'-3"	80 SQ. FT.
K	1'-0" X 7'-6"	7 SQ. FT.
L	8'-9" X 11'-4"	99 SQ. FT.
M	12'-10" X 3'-0"	39 SQ. FT.
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LOT COVERAGE

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SQUARE FOOTAGE CALCULATIONS

420 POPE STREET

Menlo Park , California

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

918.22396

A2.3

12.23.24

Bassenian | Lagoni
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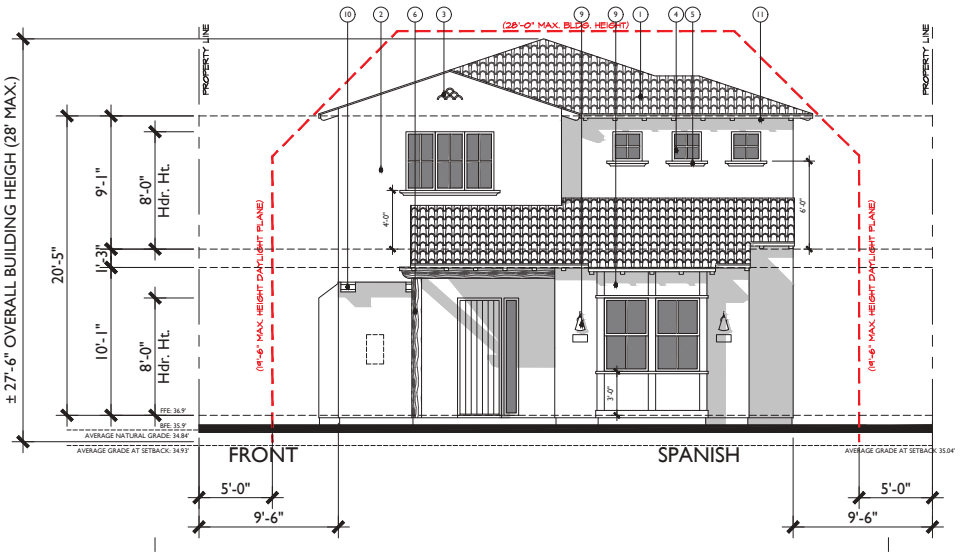
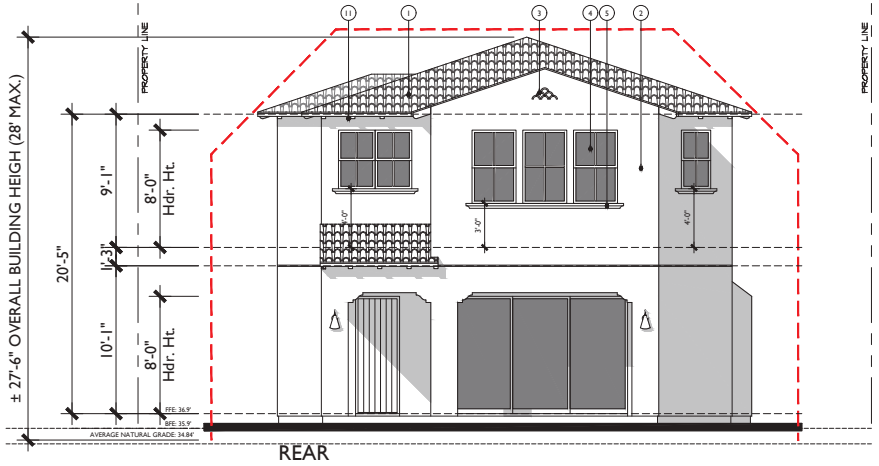
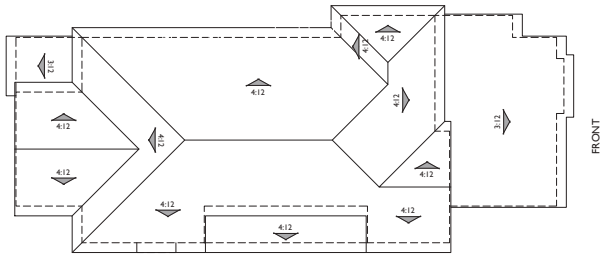






ROOF PLAN — SPANISH

PITCH: 4:12 U.N.O.
RAKE: TIGHT
EAVE: 16"
ROOF MATERIAL: CONCRETE 'S' TILE

MATERIALS LEGEND:

1. CONCRETE 'S' TILE
2. STUCCO
3. DECORATIVE GABLE DETAIL
4. COMPOSITE WINDOW - ANDERSON 100 SERIES - CLEAR GLASS & GRILLES-BETWEEN-GLASS
5. FOAM TRIM
6. WOOD POST
7. SECTIONAL GARAGE DOOR W/ WINDOWS
8. COACH LIGHT
9. BOX BAY
10. CORBEL
11. RAFTER TAIL

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel: +1 949 553 9100
fax +1 949 553 0548

ELEVATIONS

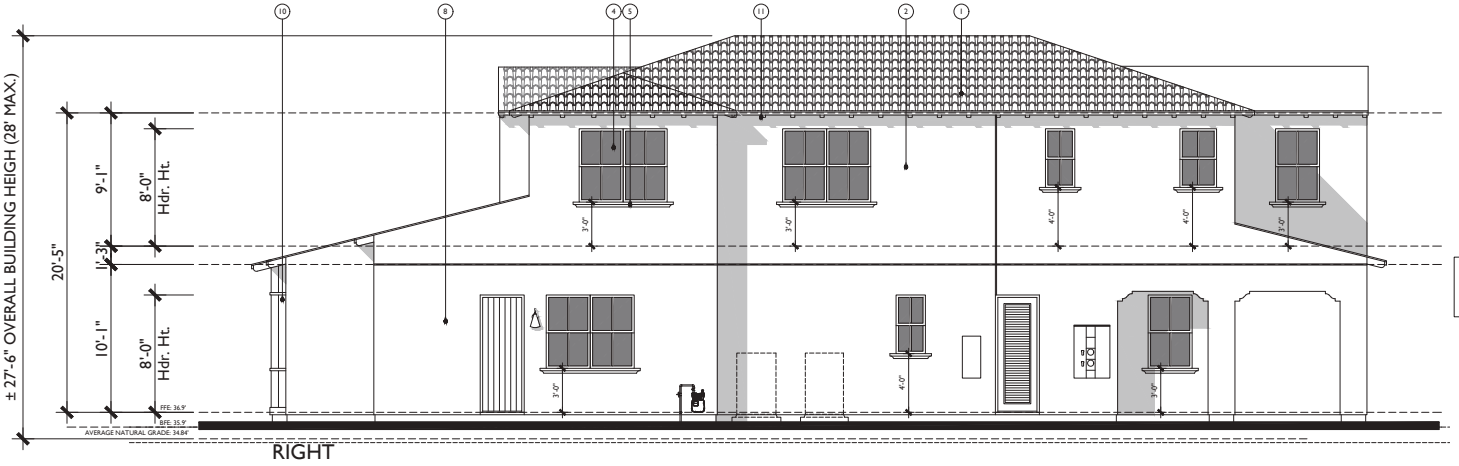
420 POPE STREET

Menlo Park , California

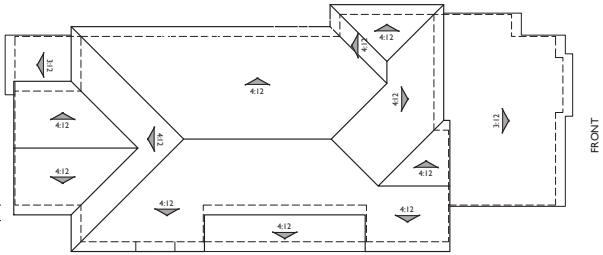
0 2 4 8
SCALE: 1/4" = 1'-0"

918.22396

A3.0
12.23.24

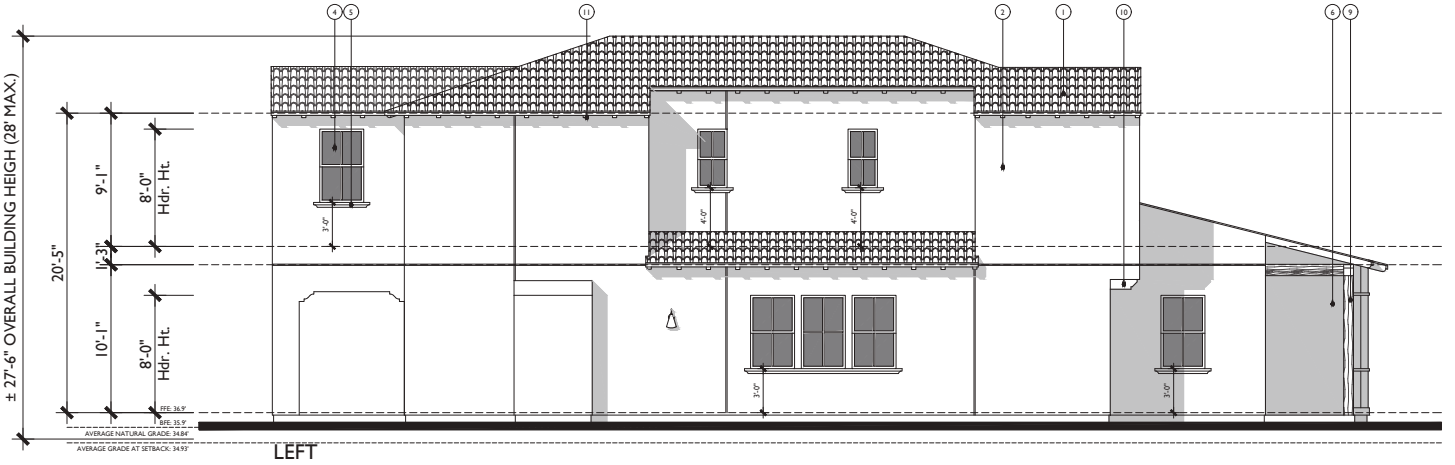


RIGHT



ROOF PLAN — SPANISH

PITCH: 4:12 U.N.O.
RAKE: TIGHT
EAVE: 16"
ROOF MATERIAL: CONCRETE 'S' TILE



LEFT

MATERIALS LEGEND:

1. CONCRETE 'S' TILE
2. STUCCO
3. DECORATIVE GABLE DETAIL
4. COMPOSITE WINDOW - ANDERSON 100 SERIES - CLEAR GLASS & GRILLES-BETWEEN-GLASS
5. FOAM TRIM
6. WOOD POST
7. SECTIONAL GARAGE DOOR W/ WINDOWS
8. COACH LIGHT
9. BOX BAY
10. CORBEL
11. RAFTER TAIL

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fax +1 949 553 0548

ELEVATIONS

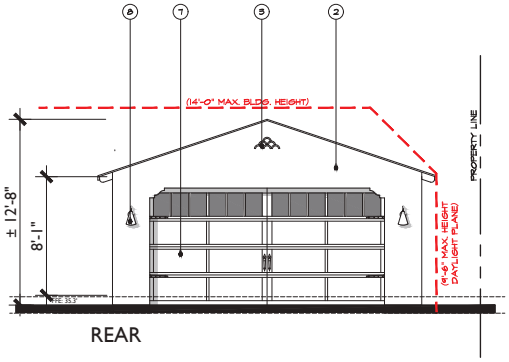
420 POPE STREET

Menlo Park , California

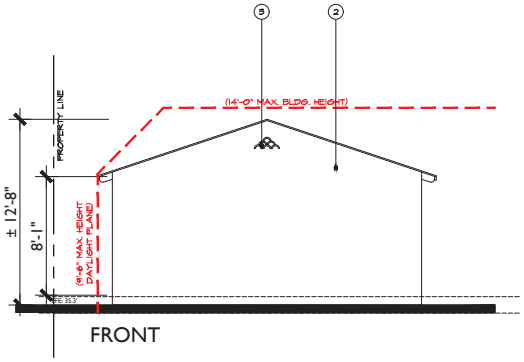
0 2 4 8
SCALE: 1/4" = 1'-0"

918.22396

A3.1
12.23.24



REAR



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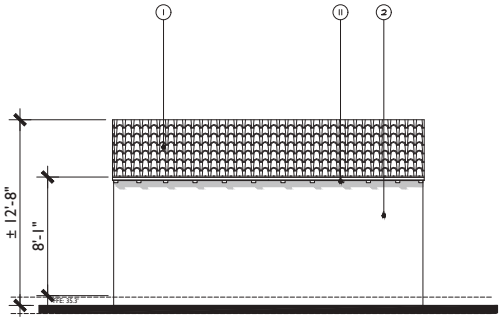

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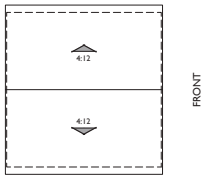
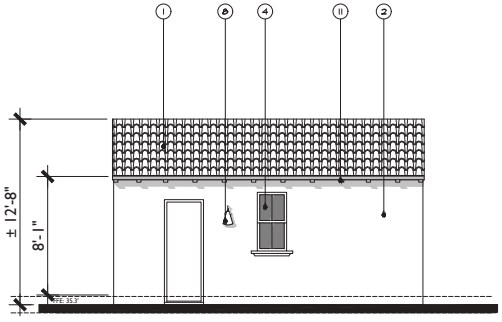


1 - CAR GARAGE

PITCH: 4:12 U.N.O.
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE



RIGHT

MATERIALS LEGEND:

1. CONCRETE 'S' TILE
2. STUCCO
3. DECORATIVE GABLE DETAIL
4. COMPOSITE WINDOW - ANDERSON 100 SERIES - CLEAR GLASS & GRILLES-BETWEEN-GLASS
5. FOAM TRIM
6. WOOD POST
7. SECTIONAL GARAGE DOOR W/ WINDOWS
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ELEVATIONS - GARAGE

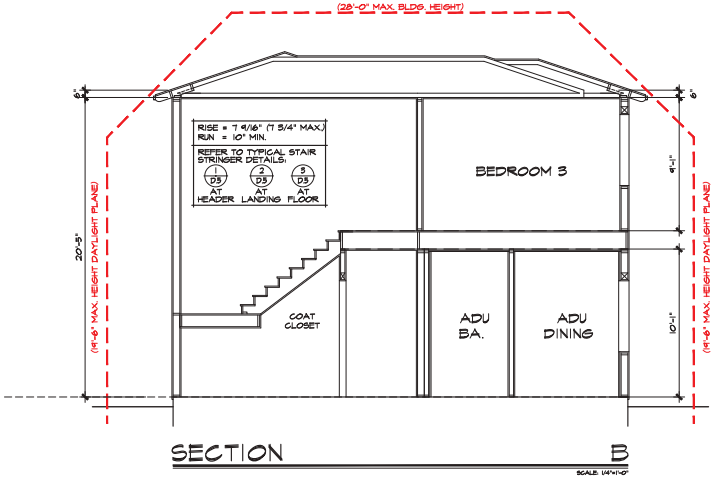
420 POPE STREET

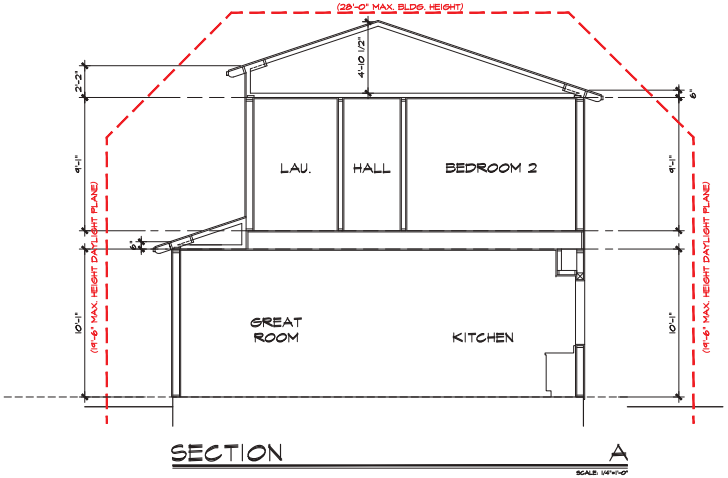
Menlo Park , California

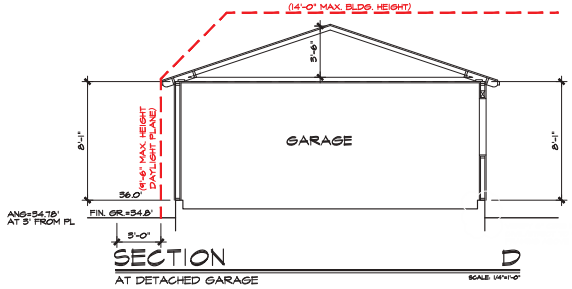
0 2 4 8
SCALE: 1/4" = 1'-0"

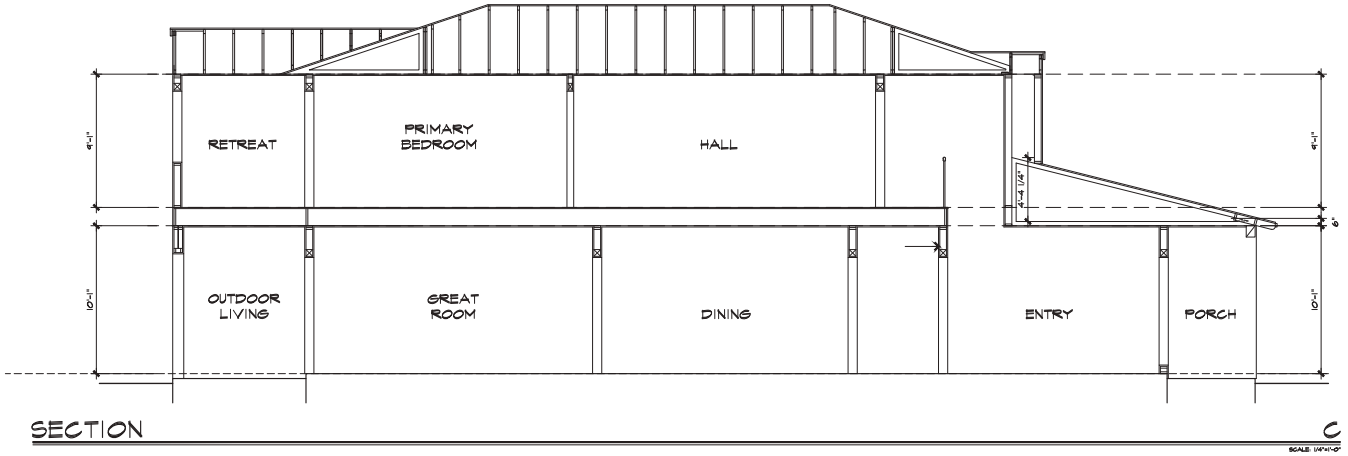
918.22396

A3.2
12.23.24









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SECTIONS

420 POPE STREET

Menlo Park , California

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

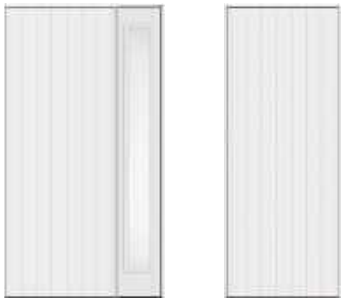
918.22396

A4.0
12.23.24

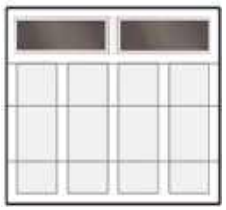
A17

4" HOUSE NUMBERS

EXTERIOR LIGHT FIXTURE
DARK SKY COMPLIANT



FRONT DOOR & ADU DOOR
FULL PLANK FIBERGLASS DOOR
FULL LITE FIBERGLASS SIDELITE
WITH SATIN ETCH GLASS



GARAGE DOOR
OVERHEAD GARAGE DOOR
WITH FROSTED GLASS WINDOWS

WINDOW FRAMES: WHITE

EXTERIOR RENDERINGS COLOR SCHEME 1

WHITE HERON
SW 7627
- STUCCO
- DOOR AND WINDOW TRIMS
- UTILITY DOOR

INTELLECTUAL GRAY
SW 7045
- WINDOW SILLS
- PORCH BEAMS AND POSTS
- WINDOW PANELING
- FASCIA, EAVES, TAILS, AND GUTTERS
- GARAGE SIDE DOOR

URBANE BRONZE
SW 7048
- FRONT DOOR AND SIDELITE
- GARAGE DOOR

S-TILES
BROWN-GRAY

FENCE STAIN
SEMI-SOLID
PEPPERWOOD

NOTES:
1. RENDERINGS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INTENDED TO BE AN ACTUAL DEPICTION OF THE HOME OR IT'S SURROUNDINGS.
2. DOWNSPOUT COLOR TO FOLLOW TJH PRODUCT STANDARDS

THOMAS JAMES HOMES™

Toyon BLA 2848-31
Spanish

420 Pope Street
Menlo Park, California 94025

Date *03/27/24*

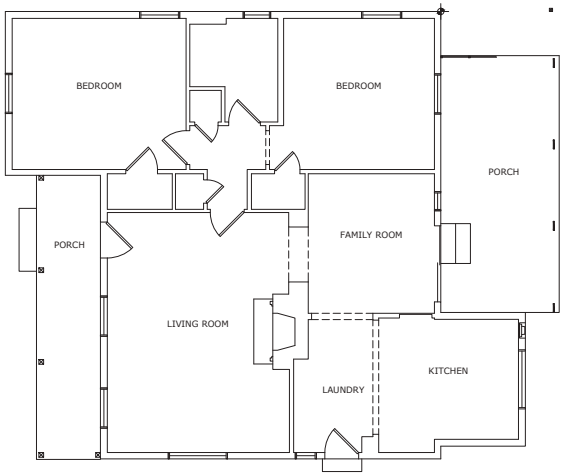
Designer *TJH NorCal*

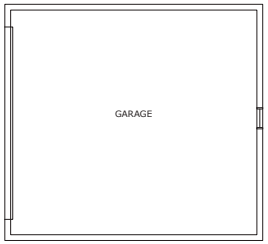
COLOR BOARD
I-1.01

SINGLE-FAMILY RESIDENCE

420 POPE STREET
MENLO PARK,CA 94025

AS-BUILT DOCUMENTATION





PROJECT LINKS

CLICK HERE TO VIEW YOUR PLANS USING PPM'S WEB VIEWER POWERED BY AUTODESK

VICINITY MAP

AERIAL VIEW

PPM PROJECT CONTACTS

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OFFICE@PPMCO.NET
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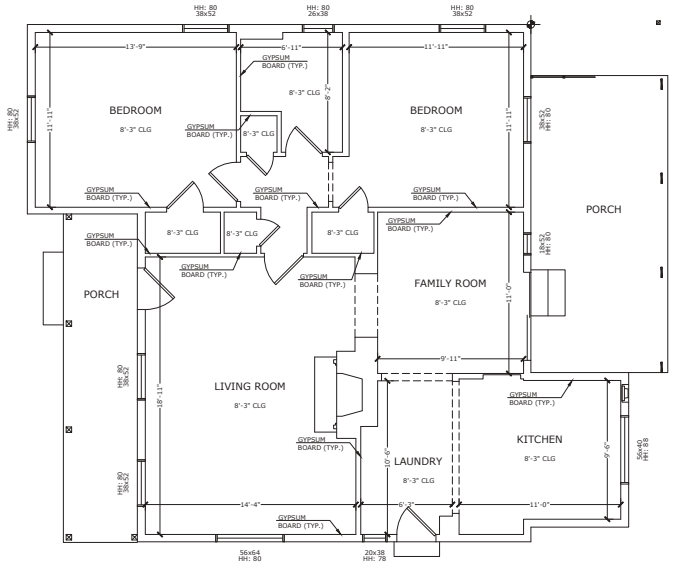
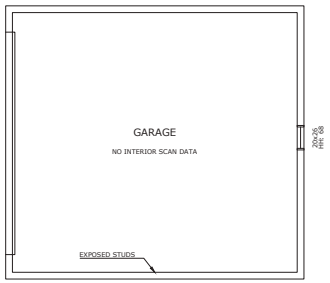
SHEET INDEX





LEGEND

- LOW CASEWORK
- UPPER CASEWORK
- FULL HEIGHT CASEWORK
- W/D – WASHER/DRYER COMBO
- W – WASHER
- D – DRYER
- R – RANGE
- REF – REFRIGERATOR
- O – OVEN
- DW – DISH WASHER
- TC – TRASH COMPACTOR
- FUR – FURNACE
- TWH – TANKLESS WATER HEATER
- WH – WATER HEATER
- WS – WATER SOFTNER
- FD – FLOOR DRAIN
- GM – GAS METER
- EM – ELECTRIC METER
- PV – SOLAR COMPONENTS
- EP – ELECTRICAL PANEL
- WH – WALL HEATER
- DP – DATUM POINT
- CLG – CEILING HEIGHT
- HH – HEADER HEIGHT

PRECISION PROPERTY MEASUREMENTS
WWW.PPMCO.NET
855-AS-BUILT

PREPARED FOR: THOMAS JAMES HOMES

PROJECT NAME: 420 POPE STREET PROJECT
MENLO PARK, CA

PLAN TYPE: FLOOR PLAN

PROJECT NUMBER: 5409_BA
DATE: 04/15/2024

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

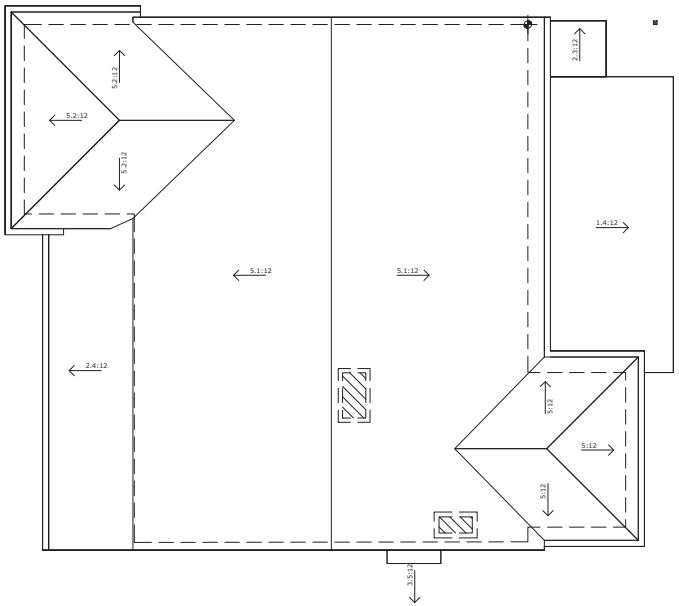
SHEET: 2 OF 5

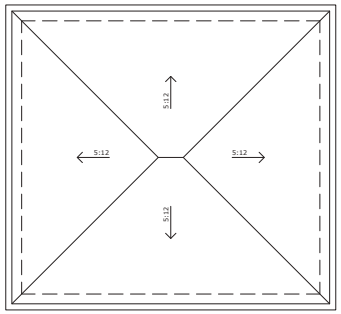
A20

LEGEND

CHIMNEY OUTLINE
BUILDING FOOTPRINT

AIR CONDITIONER
ROOF DRAIN
DOWNSPOUT
RTU ROOF TOP UNIT
ROOF TOP HATCH
UTILITY BOX
ROOF VENT
DATUM POINT





PRECISION PROPERTY MEASUREMENTS
WWW.PPMCO.NET
855-AS-BUILT

PREPARED FOR
THOMAS JAMES HOMES

PROJECT NAME
420 POPE STREET PROJECT
MENLO PARK, CA

PLAN TYPE
ROOF PLAN

PROJECT NUMBER
5409_BA

DATE
04/15/2024

SCALE
1/4" = 1'-0"

SHEET
3 OF 5

A21

LEGEND

FINISHED GRADE LINE

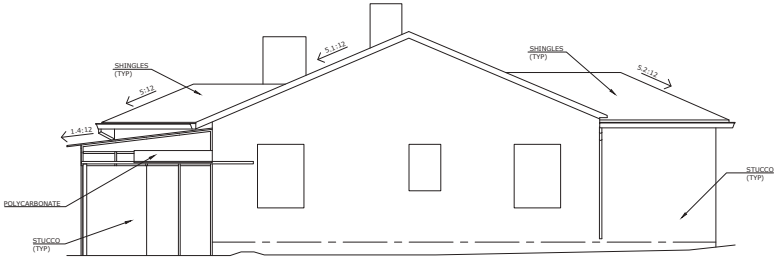
FINISHED FLOOR LINE

F.F.E.= FINISHED FLOOR ELEVATION

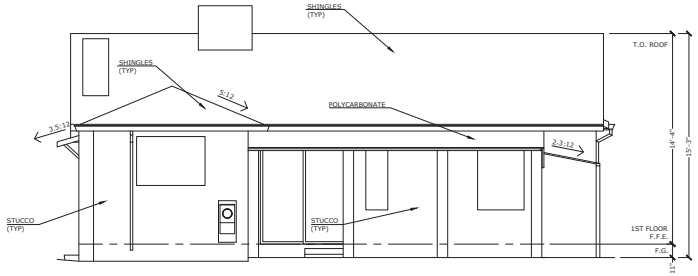
T.O.= TOP OF

ROOF PITCH LABEL (RISE:RUN) X:12

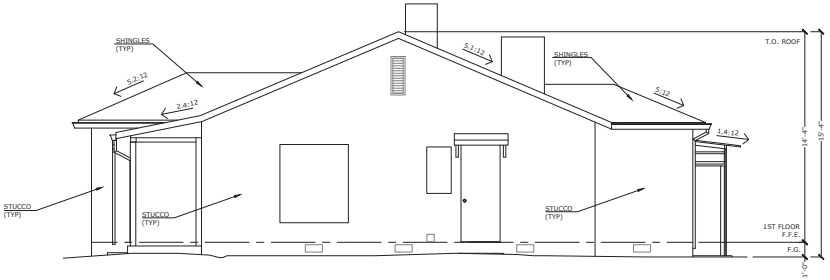
F.G.= FINISHED GRADE



NORTH



EAST



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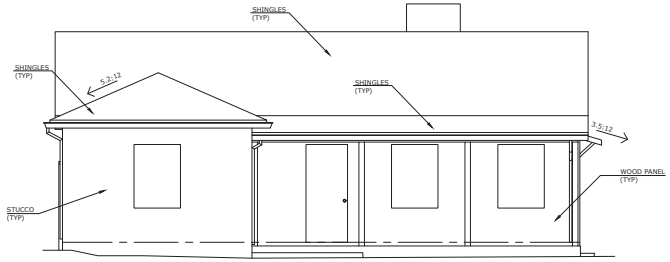


WEST

PRECISION PROPERTY MEASUREMENTS
WWW.PPMCO.NET
855-AS-BUILT

PREPARED FOR
THOMAS JAMES HOMES

PROJECT NAME
420 POPE STREET PROJECT
MENLO PARK, CA

PLAN TYPE
EXTERIOR ELEVATIONS

PROJECT NUMBER
5409_BA

DATE
04/15/2024

SCALE
1/4" = 1'-0"

SHEET
4
OF
5

A22

LEGEND

FINISHED GRADE LINE

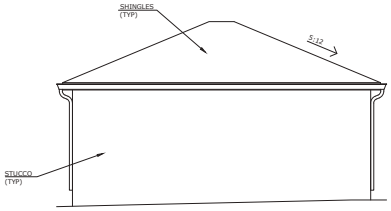
FINISHED FLOOR LINE

F.F.E= FINISHED FLOOR ELEVATION

T.O.= TOP OF

ROOF PITCH LABEL (RISE:RUN) X:12

F.G.= FINISHED GRADE



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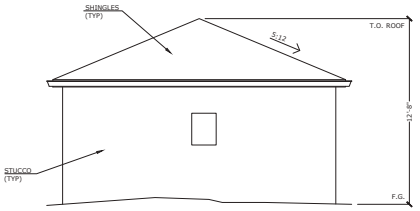

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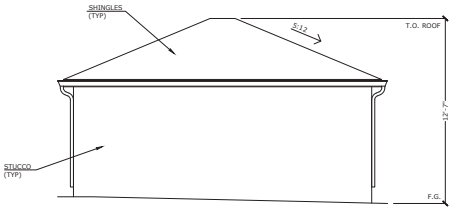

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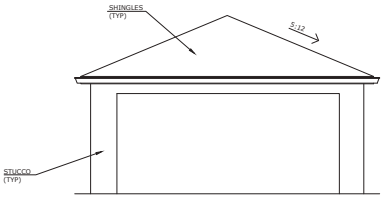


WEST

PRECISION PROPERTY MEASUREMENTS
WWW.PPMCO.NET
855-AS-BUILT

PREPARED FOR: THOMAS JAMES HOMES

PROJECT NAME: 420 POPE STREET PROJECT
MENLO PARK, CA

PLAN TYPE: EXTERIOR ELEVATIONS

PROJECT NUMBER: 5409_BA

DATE: 04/15/2024

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

SHEET: 5 OF 5

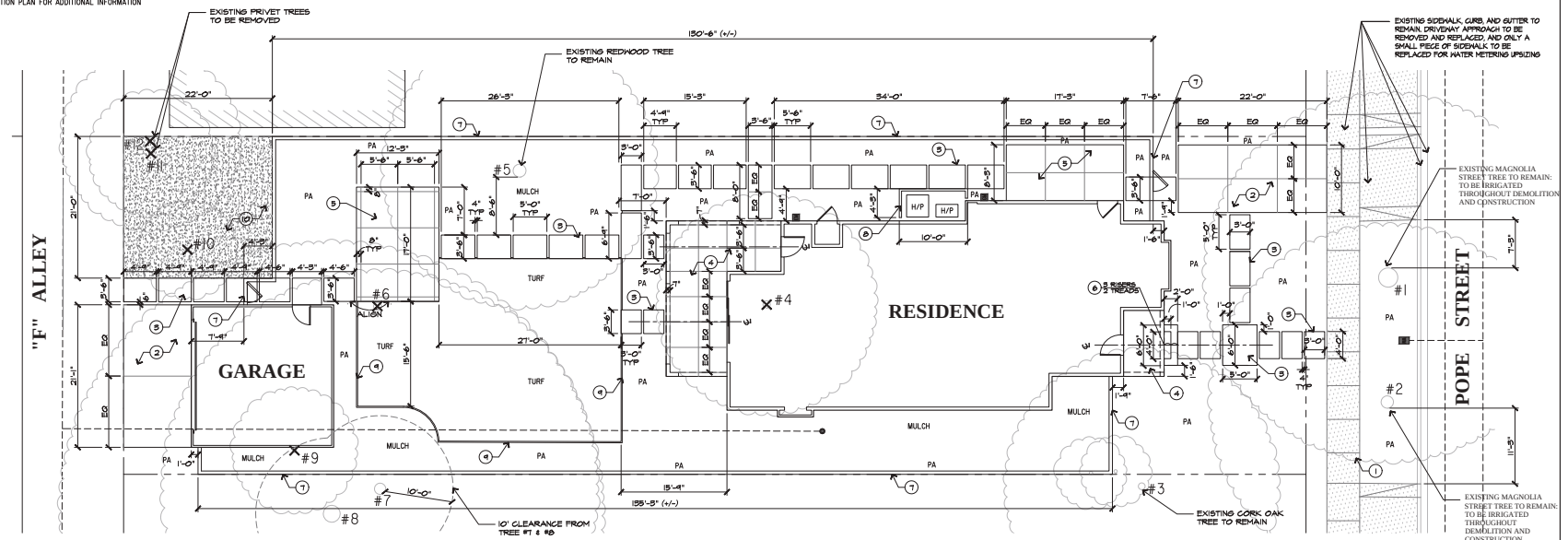
TREE PROTECTION CHART

TAG#	ON-SITE	ORDINANCE TREE	DBH(INCHES)	BOTANICAL NAME	COMMON NAME	STATUS
1	NO	YES	34	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	RETAIN AND PROTECT
2	NO	YES	22	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	RETAIN AND PROTECT
3	NO	YES	12	QUERCUS SUBER	CORK OAK	RETAIN AND PROTECT
4	YES	NO	13	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	REMOVE
5	YES	YES	23	SEQUOIA SEMPERVIRENS	COAST REDWOOD	RETAIN AND PROTECT
6	YES	NO	14	UNKNOWN (DEAD)	UNKNOWN (DEAD)	REMOVE
7	NO	YES	20	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
8	NO	YES	30	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
9	YES	NO	7,0	FICUS SPP.	FIG	REMOVE
10	YES	NO	7,0	LIGUSTRUM SPP.	PRIVET	REMOVE
11	YES	NO	7,0	LIGUSTRUM SPP.	PRIVET	REMOVE
12	YES	NO	5,0/7,0	LIGUSTRUM SPP.	PRIVET	REMOVE

NOTE: REFER TO TREE PROTECTION PLAN FOR ADDITIONAL INFORMATION

SITE CALCULATIONS:

AREA	TOTAL SF	% OF LOT AREA
EXISTING		
TOTAL LOT AREA	8,760 SF	100%
PERMEABLE AREAS	4,840 SF	55%
PROPOSED PLANTING AREA (IRRIGATED)	3,883 SF	
MULCH AREA (NON-IRRIGATED)	456 SF	
GRAVEL AREA (NON-IRRIGATED)	482 SF	
IMPERVIOUS AREAS	3,886 SF	47%
BUILDING FOOTPRINT	2,749 SF	
CONCRETE PORCH (FRONT)	59 SF	
CONCRETE PORCH (REAR)	287 SF	
CONCRETE DRIVEWAY	426 SF	
CONCRETE WALKS	625 SF	
CONCRETE PATIO	358 SF	



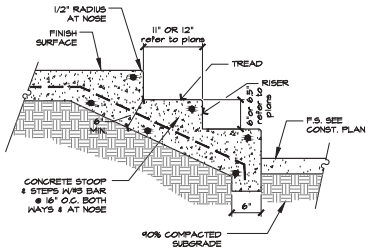
CONSTRUCTION LEGEND

1. EXISTING CONCRETE SIDEWALK.
2. CONCRETE DRIVEWAY: REFER TO DETAIL C, SHEET L1.2. STANDARD CONCRETE WITH "SAND BLAST" FINISH WITH TOP CAST #05 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. INSTALL TOOLED SCORE JOINTS AS SHOWN ON PLANS.
3. CONCRETE PAVERS: REFER TO DETAIL A, SHEET L1.2. STANDARD CONCRETE WITH "ACID ETCH" FINISH WITH TOP CAST #05 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. INSTALL TOOLED SCORE JOINTS AS SHOWN ON PLANS.
4. CONCRETE PORCH TO BE POURED WITH ARCHITECTURE. REFER TO STRUCTURAL ENGINEER'S DRAWINGS.
5. CONCRETE UTILITY PATIO: REFER TO DETAIL B, SHEET L1.2. STANDARD CONCRETE WITH "SAND BLAST" FINISH WITH TOP CAST #05 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. INSTALL TOOLED SCORE JOINTS AS SHOWN ON PLANS.
6. CONCRETE STEPS. INSTALL PER DETAIL A THIS SHEET.
7. WOOD PRODUCTION FENCE W/ GATE, 451 L.F. (CONTRACTOR TO VERIFY): INSTALL PER DETAIL F, SHEET L1.2.
8. AC SCREEN & MAINTENANCE GATE 25.75 L.F. (CONTRACTOR TO VERIFY): INSTALL PER DETAIL D, SHEET L1.2. LANDSCAPE CONTRACTOR, SEE MEP DRAWINGS FOR CONDENSATE DISCHARGE METHOD. ADD DRYWELL PER MEP PLANS IF REQUIRED. CONFIRM DRYWELL LOCATION WITH TJH PRIOR TO INSTALLATION.
9. METAL HEADER AT TURF PERIMETER: INSTALL PER DETAIL E, SHEET L1.2.
10. CLASS II AGGREGATE-WASHED PERMEABLE. 4" MINIMUM DEPTH, COMPACTED.

PA = PLANTING AREA
CL = CENTERLINE
EQ = EQUAL

CONSTRUCTION NOTES

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



A **CONCRETE STEPS** SCALE: 1" = 1'-0"

NOTES:
WATER SUPPLY IS DOMESTIC. PROVIDER IS CITY OF MENLO PARK WATER DISTRICT.

SEE SHEET L1.2 FOR CONSTRUCTION DETAILS.

NOTE:
AC UNIT SCREEN, LANDSCAPE CONTRACTOR, SEE MEP DRAWINGS FOR CONDENSATE DISCHARGE METHOD. ADD DRYWELL PER MEP PLANS IF REQUIRED. CONFIRM DRYWELL LOCATION WITH TJH PRIOR TO INSTALLATION.

THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

ANNIKA M. CARPENTER CALIF. LANDSCAPE ARCH.#3684

0 4 8 16 (IN FEET)
1/8" = 1'-0"

RIPLEY DESIGN GROUP, INC.
Landscape Architecture
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Tel 925.938.7377

DEVELOPER:
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REDWOOD CITY, CA 94065
TEL. (916) 869-6639

PROJECT:
420 POPE STREET
MENLO PARK, CALIFORNIA

LAYOUT & MATERIALS PLAN

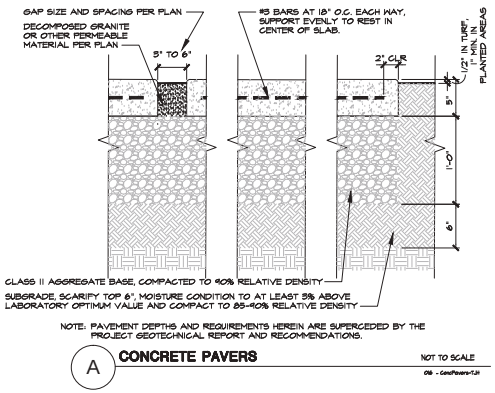
LICENSED LANDSCAPE ARCHITECT ANNIKA M. CARPENTER # 3684 REGISTERED 01-17-2025 State of California

PROJECT #:
DATE: JAN. 17, 2025
SCALE: 1/8" = 1'-0"
DRAWN BY: LC
CHECKED BY: AMC

REVISIONS:

SHEET
LI.1
1 OF 12 SHEETS

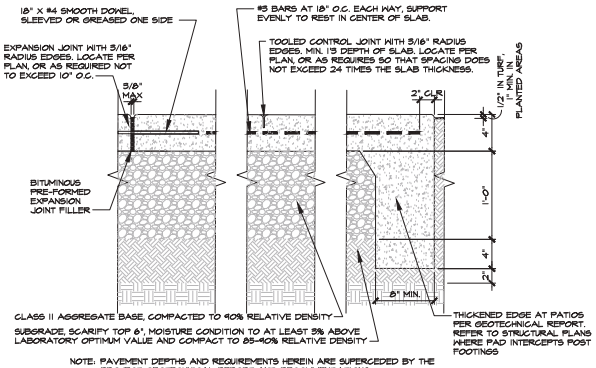
A24



NOTE: PAVEMENT DEPTHS AND REQUIREMENTS HEREIN ARE SUPERCEDED BY THE PROJECT GEOTECHNICAL REPORT AND RECOMMENDATIONS.

A **CONCRETE PAVERS** NOT TO SCALE

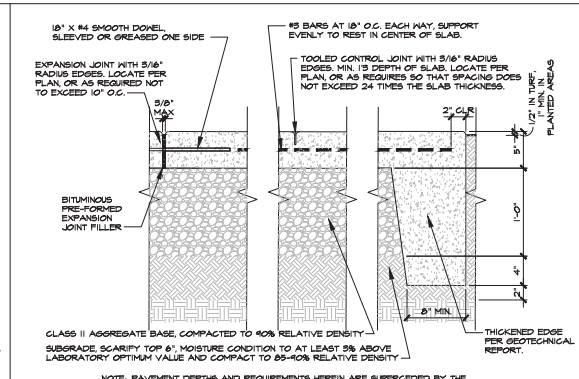
016 - ConcPavers-TJH



NOTE: PAVEMENT DEPTHS AND REQUIREMENTS HEREIN ARE SUPERCEDED BY THE PROJECT GEOTECHNICAL REPORT AND RECOMMENDATIONS.

B **CONCRETE PAVING (PEDESTRIAN)** NOT TO SCALE

016 - ConcPaving-Ped

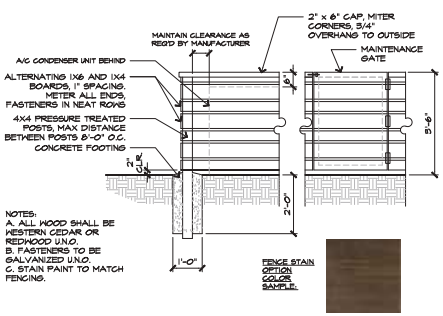


NOTE: PAVEMENT DEPTHS AND REQUIREMENTS HEREIN ARE SUPERCEDED BY THE PROJECT GEOTECHNICAL REPORT AND RECOMMENDATIONS.

C **CONCRETE PAVING (VEHICULAR)** NOT TO SCALE

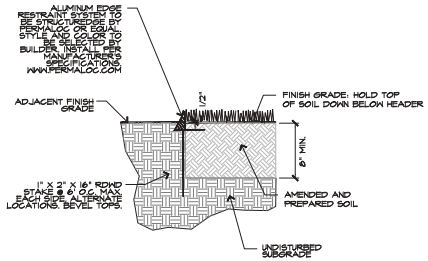
016 - ConcPaving-Veh

SECTION



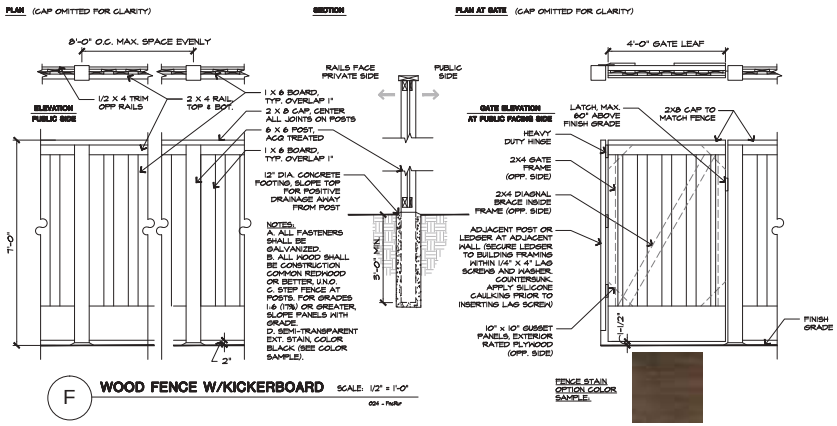
D **AC SCREEN W/ MAINTENANCE GATE** SCALE: 1/2" = 1'-0"

024 -



E **SODDED TURF HEADER** SCALE : 3/4"=1'-0"

016 - HeaderSod



F **WOOD FENCE W/KICKERBOARD** SCALE: 1/2" = 1'-0"

024 - FncRkr

THOMAS JAMES HOMES

RIPLEY DESIGN GROUP

RIPLEY DESIGN GROUP, INC.
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SUITE 428
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94065

TEL. (916) 869-6639

PROJECT:

420 POPE STREET

MENLO PARK,
CALIFORNIA

CONSTRUCTION DETAILS

LICENSED LANDSCAPE ARCHITECT
CYNTHIA M. CARPENTER
3684
RENEWAL DATE 08-31-2027
1-17-2025
State of California

PROJECT #:
DATE: JAN. 17, 2025
SCALE: AS SHOWN
DRAWN BY: LC
CHECKED BY: AMC

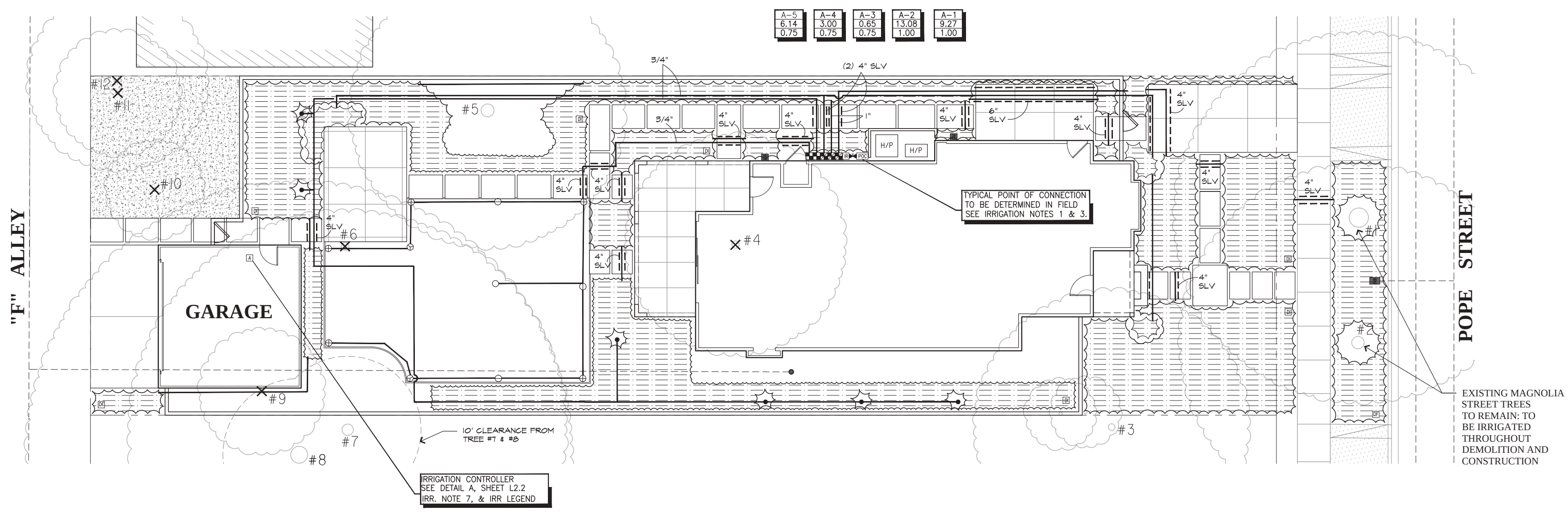
REVISIONS:

SHEET

LI.2

2 OF 12 SHEETS

A25



TREE PROTECTION CHART

TAG#	ON-SITE	ORDINANCE TREE	DBH(INCHES)	BOTANICAL NAME	COMMON NAME	STATUS
1	NO	YES	34	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	RETAIN AND PROTECT
2	NO	YES	22	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	RETAIN AND PROTECT
3	NO	YES	12	QUERCUS SUBER	CORK OAK	RETAIN AND PROTECT
4	YES	NO	13	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	REMOVE
5	YES	YES	23	SEQUOIA SEMPERVIRENS	COAST REDWOOD	RETAIN AND PROTECT
6	YES	NO	14	UNKNOWN (DEAD)	UNKNOWN (DEAD)	REMOVE
7	NO	YES	20	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
8	NO	YES	30	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
9	YES	NO	7.0	FICUS SPP.	FIG	REMOVE
10	YES	NO	7.0	LIGUSTRUM SPP.	PRIVET	REMOVE
11	YES	NO	7.0	LIGUSTRUM SPP.	PRIVET	REMOVE
12	YES	NO	5.0/7.0	LIGUSTRUM SPP.	PRIVET	REMOVE

NOTE: REFER TO TREE PROTECTION PLAN FOR ADDITIONAL INFORMATION

LANDSCAPE DOCUMENT PACKAGE CHECKLIST:

- ☒ PROJECT INFORMATION:
  - DATE (see titleblock)
  - APPLICANT = Thomas James Homes
  - ADDRESS = 420 Pope Street, Menlo Park
  - TOTAL LANDSCAPE AREA = 3,968 sf
  - PROJECT TYPE = single family residential detached
  - WATER SUPPLY TYPE = potable
  - CHECKLIST (here)
  - CONTACT INFORMATION (see titleblock)
  - SIGNED COMPLIANCE STATEMENT (see L1.1, L2.1, L3.1)
- ☒ WATER EFFICIENT LANDSCAPE WORKSHEET
  - HYDROZONE INFORMATION TABLE (see sheet L2.4)
  - WATER BUDGET CALCULATION (see sheet L2.4)
- ☒ MAXIMUM APPLIED WATER ALLOWANCE = 58,183 gal/yr
- ☒ ESTIMATED TOTAL WATER USE = 52,398 gal/yr
- ☒ ESTIMATED TOTAL ADJUSTMENT FACTOR = 0.50
- ☒ SOIL MANAGEMENT REPORT
  - BUILDER TO PROVIDE TO CITY
- ☒ LANDSCAPE DESIGN PLAN (see sheet L1.1 & L3.1)
- ☒ IRRIGATION DESIGN PLAN (see sheet L2.1)
- ☒ GRADING DESIGN PLAN (see sheet GP2)

IRRIGATION SYSTEM LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION	NOZZLE GPM	OPERATING PSI
IR	1" IRRIGATION SUB METER	-RAINBIRD FM-100-B		
POC	POINT OF CONNECTION	-REFER TO IRRIGATION NOTE 7, DETAIL B, SHEET L2.2 -WITH HUNTER HC-100 FLOW METER		
A	ELECTRIC CONTROLLER	-HUNTER HC-6 6 STATION CONTROLLER (ET-BASED)		
F	IRRIGATION METER	-HUNTER HC FLOW METER		
DF	DRIP FLUSH	-TORO FTH		
DI	DRIP INDICATOR	-HUNTER ECO-INDICATOR		
	REMOTE CONTROL VALVES	-IRRITROL-2713APR		
	REMOTE CONTROL VALVES	-IRRITROL-2713APR W/REGULATOR & FILTER		
	BALL VALVE	-NIBCO-T-560-BR-20-IRR-LINE SIZE		
	LOW FLOW BUBBLER	-TORO-DB-09-PC-BUBBLER (.07 GPM)		
	SUB-SURFACE EMITTER TUBING CIRCUIT (REPRESENTS COVERAGE AREA)	-HUNTER HDL SUB-SURFACE DRIPLINE OR EQUAL (0.9 GPH, 18" SPACING BOTH WAYS, COVER W/ 3" MULCH)		
	6" POP-UP TURF SPRAY HEADS	-HUNTER-MP800SR-ORANGE-90°-8'R,10'R,12'R,16'R	0.16,0.23,0.28,0.34	30
	6" POP-UP TURF SPRAY HEADS	-HUNTER-MP800SR-ORANGE-180°-8'R,10'R,12'R,16'R	0.32,0.42,0.50,0.60	30
	6" POP-UP TURF SPRAY HEADS	-HUNTER-MP800SR-ORANGE-210°-8'R,10'R,12'R,16'R	0.37,0.49,0.58,0.72	30
	6" POP-UP TURF SPRAY HEADS	-HUNTER-MP800SR-GREEN-360°-8'R,10'R,12'R,16'R	0.63,0.78,0.98,1.20	30
	IRRIGATION SUPPLYLINE	-1120/SCHEDULE 40 PVC PIPE -18" COVER		
	IRRIGATION SPRINKLERLINE	-1120/CLASS 200 PVC PIPE -12" COVER		
E	ELECTRICAL CONDUIT	-1120/SCHEDULE 40 PVC PIPE -24" COVER		
	SLEEVING	-1120/SCHEDULE 40 PVC PIPE -24" COVER		
STA / GPM / SIZE	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE			

HYDROZONES

NAME	TYPE	WATER USE	DESCRIPTION
A-1	DRIP	LOW	SHRUBS - EAST EXPOSURE FRONT YARD
A-2	DRIP	LOW	SHRUBS - WEST EXPOSURE REAR YARD
A-3	DRIP	MED	SHRUBS - EAST FRONT YARD & WEST REAR YARD
A-4	BUBBLER	MED	TREES - REAR & SIDE YARDS
A-5	SPRAY	HIGH	TURF - WEST EXPOSURE REAR YARD

NOTE:

SEE SHEET L2.2 & L2.3 FOR IRRIGATION DETAILS.
SEE SHEET L2.4 FOR IRRIGATION NOTES & W.E.L.O. CALCULATIONS

THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

Annika Carpenter

ANNIKA M. CARPENTER CALIF. LANDSCAPE ARCH.#3684

0 4 8 16
(IN FEET)
1/8" = 1'-0"

N

THOMAS JAMES HOMES

RIPLEY DESIGN

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PROJECT:

420 POPE STREET

MENLO PARK, CALIFORNIA

IRRIGATION PLAN

LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
RENEWAL DATE 02-28-2027
1-17-2025
State of California

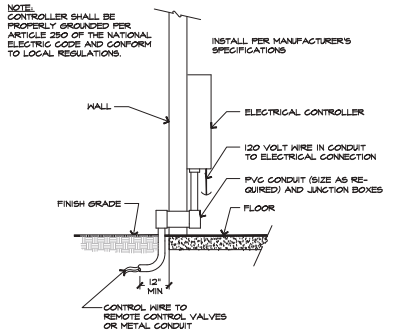
PROJECT #:
DATE: JAN. 17, 2025
SCALE: 1/8" = 1'-0"
DRAWN BY: LC
CHECKED BY: AMC

REVISIONS:

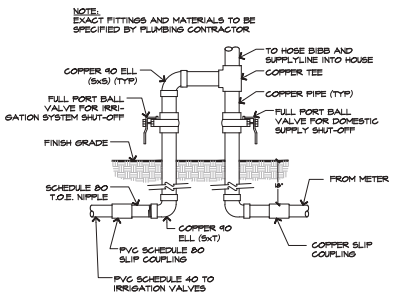
SHEET

L2.1

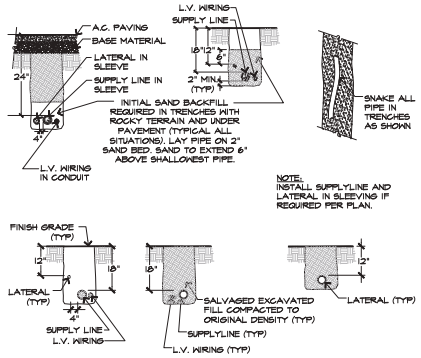
3 OF 12 SHEETS



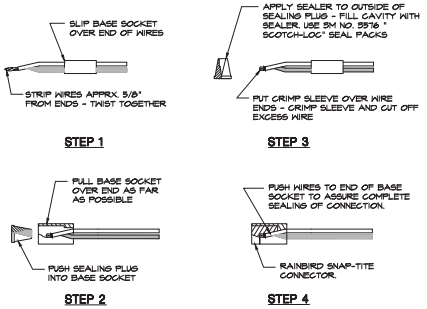
A **WALL MOUNT CONTROLLER INSTALLATION** SCALE: Not To Scale



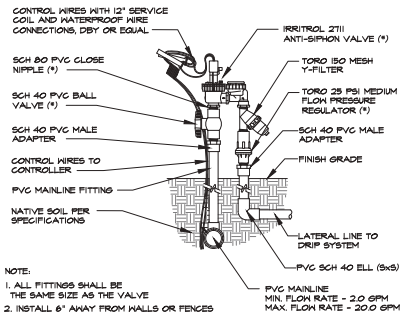
B **DOMESTIC SUPPLYLINE CONNECTION DETAIL** SCALE: Not To Scale



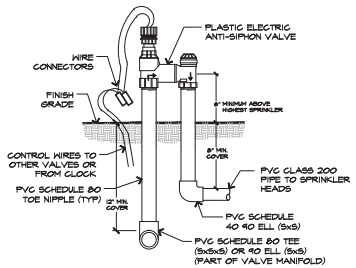
C **TRENCHING DETAILS** SCALE: 1/2" = 1'-0"



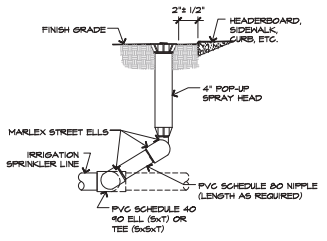
D **WIRE CONNECTION** SCALE: 3/4" = 1'-0"



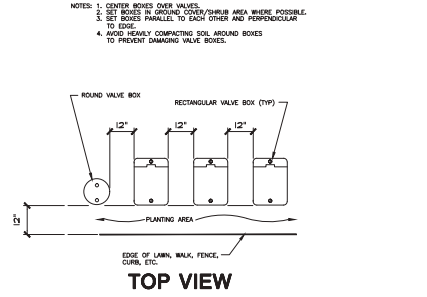
E **ANTI-SIPHON VALVE DRIP** SCALE: NOT TO SCALE



F **ELECTRIC ANTI-SIPHON VALVE INSTALLATION** SCALE: Not To Scale



G **4" POP-UP SPRAY HEAD RISER ASSEMBLY DETAIL** SCALE: 3/4" = 1'-0"



TOP VIEW

H **VALVE BOX INSTALATION DETAIL** SCALE: NTS

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SUITE 428
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TEL. (916) 869-6639

PROJECT:

420 POPE STREET

MENLO PARK,
CALIFORNIA

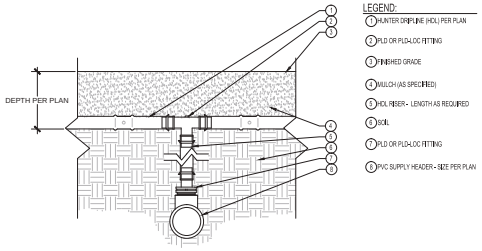
IRRIGATION DETAILS

LICENSED LANDSCAPE ARCHITECT
CYNTHIA M. CARPENTER
3684
1-17-2025
State of California

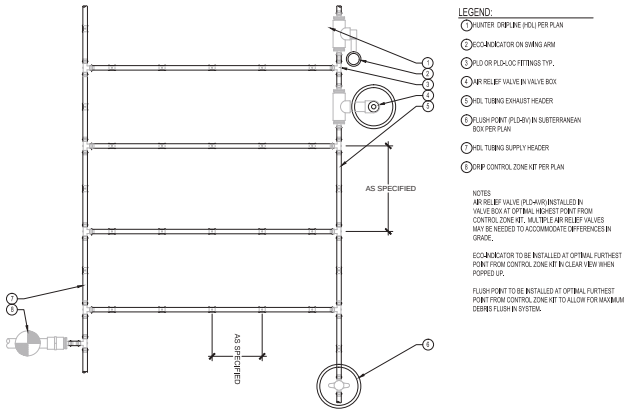
PROJECT #:
DATE: JAN. 17, 2025
SCALE: AS SHOWN
DRAWN BY: LC
CHECKED BY: AMC

REVISIONS:

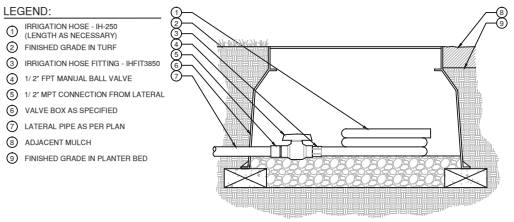
SHEET
L2.2
4 OF 12 SHEETS



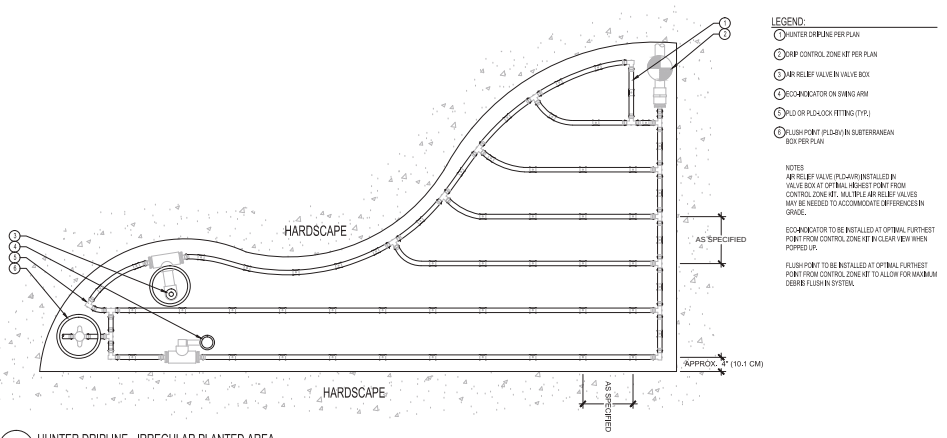
HUNTER DRIPLINE - CONNECTION WITH DRIPLINE AND TEE
HM.HDL.06
NOT TO SCALE



HUNTER DRIPLINE - PLANTING BED
HM.HDL.01
NOT TO SCALE



FLUSH POINT WITH BALL VALVE
HM.FP.01
NOT TO SCALE



HUNTER DRIPLINE - IRREGULAR PLANTED AREA
HM.HDL.02
NOT TO SCALE

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PROJECT:

420 POPE STREET

MENLO PARK,
CALIFORNIA

IRRIGATION DETAILS

LICENSED LANDSCAPE ARCHITECT
CARMINA M. CARPENTER
3684
1-17-2025
State of California

PROJECT #:
DATE: JAN. 17, 2025
SCALE: AS SHOWN
DRAWN BY: LC
CHECKED BY: AMC

REVISIONS:

SHEET
L2.3
5 OF 12 SHEETS

LANDSCAPE MAINTENANCE GUIDELINES & SCHEDULE

A. WEEDING AND PEST CONTROL:
WEEDING SHALL BE DONE ON A WEEKLY BASIS, PEST CONTROL AS NEEDED. KEEP BASINS AND AREAS BETWEEN PLANTS FREE OF WEEDS. IF ANY PLANTS SHOW SIGNS OF PEST INFESTATION OR DISEASE, PRUNE OFF A SMALL PORTION OF THE INFECTED AREA FOR ANALYSIS BY A QUALIFIED NURSERY. APPLY THE APPROPRIATE TREATMENT TO CORRECT THE PROBLEM AS RECOMMENDED BY THE NURSERY.

B. LITTER, LEAF AND TRASH REMOVAL:
ALL LITTER, LEAVES, DEBRIS AND TRASH SHALL BE PICKED UP WEEKLY AND THE SITE SHALL BE LEFT IN A NEAT AND CLEAN CONDITION.

C. TREE, SHRUB, VINE AND GROUND COVER CARE:

1. FERTILIZATION: APPLY FERTILIZER AND PRE-EMERGENT TO ALL AREAS IN SEPTEMBER AND MARCH, WATERING ALL MATERIALS IN THOROUGHLY ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. RATES AND EXACT FREQUENCY OF FERTILIZATION SHALL BE OBTAINED FROM LANDSCAPE SPECIFICATIONS AND SOILS ANALYSIS REPORT. ON A YEARLY BASIS, OBTAIN THREE SOIL SAMPLES FROM DIFFERENT PARTS OF THE PROJECT AND SEND TO A CERTIFIED SOIL AND PLANT LABORATORY FOR FERTILITY TESTING. REQUEST TEST REPORT SHALL CONTAIN FERTILIZATION AND CONDITIONING RECOMMENDATIONS FOR THE EXISTING LANDSCAPING AND FOLLOW ALL REPORT RECOMMENDATIONS FOR THE NEXT YEAR'S MAINTENANCE PROGRAM.
2. WATERING: WATER THOROUGHLY AND DEEPLY AS DESCRIBED IN ITEM E- WATERING.
3. EDGING: EDGE GROUND COVER TO KEEP IN BOUNDS AND TRIM TOP GROWTH AS NECESSARY TO ACHIEVE AN OVERALL EVEN APPEARANCE. KEEP AN 18" TO 24" DIAMETER CIRCLE AROUND THE BASE OF TREES CLEAR OF GROUND COVER TO REDUCE COMPETITION FOR NUTRIENTS BETWEEN. MAINTAIN BARK MULCH IN CLEAR ZONE.
4. PRUNING: TREES & SHRUBS: SEE ITEM G - PRUNING BELOW FOR GUIDELINES. GROUND COVERS: WOODY GROUND COVERS SHOULD BE PRUNED TO MAINTAIN DENSITY AND HEIGHT AND MINIMIZE BUILD-UP OF DEAD, WOODY BRANCHES BELOW THE SURFACE THROUGH ANNUAL OR EVERY OTHER YEAR PRUNING AND THINNING. CUT BACK PERENNIALS YEARLY OR AS NEEDED TO REMOVE DEAD GROWTH, RETAIN SHAPE AND REVITALIZE PLANT. DIVIDE TUBEROUS PLANTS IN FALL OR WINTER BUT ONLY WHEN PLANTS BECOME OVERCROWDED OR TOO LARGE.
5. REPLACEMENT PLANTS: DEAD AND MISSING PLANTS SHALL BE REPLACED IMMEDIATELY. REPLACEMENT PLANTS SHALL BE OF SAME SIZE AND PLANTED AT SAME SPACING AS ORIGINALLY CALLED OUT ON PLANTING PLANS.
6. VINES: AS VINES GROW, ADD ADDITIONAL VINE TIES TO SPREAD VINE OUT AND TRAIN TO THEIR SUPPORT. IF VINES GET TANGLED OR HEAVY, THIN AND PRUNE TO SHAPE AND RE-ATTACH TO SUPPORT SURFACE AS NEEDED.

D. LAWN CARE:

1. MOWING AND EDGING: MOW GRASS TO A MINIMUM HEIGHT OF TWO INCHES IN WARM WEATHER AND ONE AND ONE HALF INCHES DURING THE RAINY SEASON. MOWING SHALL BE DONE AS NEEDED IN ORDER TO MAINTAIN SPECIFIED HEIGHTS. ALL TREES PLANTED IN LAWN AREAS SHALL HAVE A 12" DIAMETER CIRCLE AROUND TRUNK OF TREE FREE OF LAWN. THIS CIRCULAR AREA SHALL RECEIVE 2" DEPTH OF BARK MULCH. THIS WILL REDUCE DAMAGE TO TRUNKS AND ROOTS BY MACHINERY.
2. WATERING: LAWNS SHALL BE WATERED AT SUCH FREQUENCY AS WEATHER CONDITIONS REQUIRE, TO REPLENISH SOIL MOISTURE BELOW ROOT ZONE. SEE ITEM E - WATERING FOR MORE DETAILED INFORMATION.
3. FERTILIZATION: LAWNS SHOULD BE FERTILIZED APPROXIMATELY EVERY 6 TO 8 WEEKS OR AS NEEDED TO MAINTAIN HEALTHY VIGOROUS GROWTH. SEE C ABOVE FOR FERTILIZER.
4. WEED CONTROL: CONTROL BROAD-LEAFED WEEDS WITH SELECTIVE HERBICIDES. FOR CRABGRASS, APPLY A SELECTIVE POST-EMERGENT HERBICIDE IN THE SPRING. PRE-EMERGENT HERBICIDES CAN BE APPLIED PRIOR TO CRABGRASS GERMINATION. ALL HERBICIDES SHALL BE APPLIED ONLY AS NECESSARY AND PER MANUFACTURER RECOMMENDATIONS.
5. INSECT & DISEASE CONTROL: IF NECESSARY, APPLY APPROVED INSECTICIDES AND FUNGICIDES WHEN NEEDED. THIS SHALL BE DONE ON AN AS NEEDED BASIS ONLY, AND PER MANUFACTURER RECOMMENDATIONS.
6. RENOVATING: TO PROMOTE HEALTHY GROWTH, LAWNS SHOULD BE DE-THATCHED AND AERATED PERIODICALLY. DE-THATCHING REMOVES THE THICK LAYER OF DEAD GRASS STEMS THAT ACCUMULATE OVER TIME AT THE SOIL LEVEL. HEAVY THATCH CAN REDUCE A LAWNS VIGOR AND GROWTH. DE-THATCHING SHOULD BE DONE IN FALL OR EARLY SPRING. AERATION IS DONE WITH EITHER HAND OR GAS POWERED TOLLS THAT REMOVE SMALL CORES OF GRASS AND SOIL FROM THE LAWN AREA. THIS INCREASES WATER PENETRATION AND AIR CIRCULATION AND IMPROVES PLANT GROWTH. THIS SHOULD BE DONE ANNUALLY, OR CAN BE DONE IN SPECIFIC AREAS ANY TIME AS NEEDED. SECTIONS OF LAWN THAT ARE IN POOR HEALTH, DISEASED OR DEAD CAN BE CUT OUT AND REPLACED WITH NEW SOD OR RE-SEEDED AS NECESSARY. BE SURE YOUR REPLACEMENT SOD OR SEED IS THE SAME SPECIES.

E. WATERING :

1. LAWNS. WAIT TO WATER A LAWN UNTIL YOU NOTICE ITS COLOR CHANGE FROM BRIGHT GREEN TO A DULL BLUE-GREEN. ALSO WHEN WALKING ON THE LAWN AND LOOKING BACK, YOU WILL NOTICE YOUR FOOTPRINTS. THESE ARE ALL SIGNS OF WATER STRESS, INDICATING IT'S TIME TO WATER. CAREFULLY MONITOR LAWN APPEARANCE TO DEVELOP THE PROPER WATERING SCHEDULE AT EACH SEASON.
2. SHRUBS AND GROUND COVERS : REGULAR WATERING ENCOURAGES DEEP ROOTING. TREES AND SHRUBS WITH DEEP ROOTS CAN GO LONGER BETWEEN WATERING AND WITHSTAND DROUGHT BETTER. PLANTS WITH DEEP ROOTS HAVE A GREATER SOIL RESERVOIR OF MOISTURE. A SIMPLE TEST TO SEE IF SHRUBS AND GROUND COVERS NEED WATER IS TO STICK A PENCIL 4 TO 6 INCHES INTO THE GROUND. IF THE TIP IS DAMP OR WET, THEY DON'T NEED WATER. REMEMBER TO CHECK SEVERAL AREAS IN THE LANDSCAPE; AS SUNNY AREAS WILL TEND TO DRY-OUT MORE FREQUENTLY THAN SHADY AREAS. CAREFULLY MONITOR SHRUB AREAS IN THIS WAY TO DETERMINE THE PROPER WATERING SCHEDULE AT EACH SEASON.
3. GENERAL TIPS: DON'T OVER WATER. OVER WATERING WILL DAMAGE OR KILL PLANTS. DON'T CONTINUE TO WATER AN AREA IF RUN-OFF OCCURS, INSTEAD, WATER THE AREA SEVERAL TIMES WITH SHORTER DURATIONS, ALLOWING AN HOUR OR SO BETWEEN WATERING'S. THIS GIVES THE WATER A CHANCE TO PENETRATE INTO THE SOIL. THE IRRIGATION CONTROLLER CAN BE PROGRAMMED WITH REPEAT CYCLES TO ALLOW THIS TYPE OF WATERING. CAREFULLY MONITOR THE SOIL TO DEVELOP PROPER IRRIGATION SCHEDULES. THE SOIL IN THIS AREA TENDS TO RETAIN MOISTURE, SO IT IS IMPORTANT TO ALLOW THE SOIL TO DRY OUT BETWEEN WATERING CYCLES.
4. WATERING TIMES: WATERING SHALL BE DONE AT NIGHT OR APPLY WATER EARLY IN THE MORNING

F. IRRIGATION SYSTEM CARE:
THE IRRIGATION SYSTEM SHALL BE CHECKED AND ADJUSTED AS FOLLOWS:

1. WEEKLY: THE IRRIGATION SYSTEM SHALL BE VISUALLY INSPECTED BY RUNNING ALL VALVE STATIONS FROM THE IRRIGATION CONTROLLER AND LOOKING FOR LEAKS, BROKEN PIPES, MISSING SPRAY HEADS, SPRAY HEADS OUT OF ADJUSTMENT, OVER SPRAYING, MISTING OR CLOGGED, OR OTHER DAMAGE. REPAIR ANY DAMAGE, LEAKS, ETC., AND ADJUST SPRAY HEADS SO THAT IRRIGATION SYSTEM HAS OPTIMUM HEAD TO HEAD SPRAY COVERAGE WITHOUT OVER SPRAYING PLANTING AREA. ALL REPAIRS AND ADJUSTMENTS SHALL BE COMPLETED BEFORE THE NEXT SCHEDULED WATERING PERIOD, AND IN NO CASE SHALL DOWN TIME EXCEED ONE WEEK.
2. WEEKLY: AS PART OF VISUAL INSPECTION NOTED ABOVE, CHECK FOR LOW HEAD DRAINAGE. REPAIR AND/OR ADD CHECK VALVES AS NECESSARY TO ELIMINATE LOW HEAD DRAINAGE.
3. MONTHLY: CHECK VALVE BOXES TO SEE THAT THEY DRAIN PROPERLY AND CLEAN OUT DEBRIS, MUD OR PLANT GROWTH.
4. MONTHLY: IRRIGATION CONTROLLERS SHALL BE ADJUSTED MONTHLY TO PROVIDE OPTIMUM WATERING TIMES FOR THE LANDSCAPE PLANT MATERIALS. MAKE WEEKLY INSPECTIONS OF LANDSCAPE PLANT MATERIALS AND CHECK SOIL MOISTURE LEVELS (SEE ITEM E- WATERING) AND ADJUST WATERING TIMES AS NECESSARY TO PROVIDE OPTIMUM PLANT GROWTH AND WATER CONSERVATION. UNUSUAL VARIATIONS IN WEATHER MAY REQUIRE THE CONTROLLER WATERING TIMES BE ADJUSTED MORE OR LESS FREQUENTLY.
5. TWICE YEARLY: CHECK ALL QUICK COUPLERS AND MAKE ALL REPAIRS NECESSARY, AND REPAIR VALVE BOXES AS NECESSARY.
6. IN WINTER: COVER OR PROTECT ALL BACKFLOW DEVICES DURING FREEZING WEATHER.
7. DRIP MAINTENANCE CONSIDERATIONS: FILTER CLEANING AND FLUSHING SHOULD START OUT AS A MONTHLY PROCEDURE (MORE FREQUENTLY FOR DIRTY WATER SITUATIONS) AND ADJUST TIMING AS APPROPRIATE. VISUALLY CHECK FOR INDICATIONS OF PIPE BREAKS OR CLOGGED EMITTERS OR OUTLETS ON A REGULAR BASIS. DURING WINTER MONTHS, WHEN THE SYSTEM IS NOT IN USE, THE DRIP VALVES SHOULD BE RUN TWICE MONTHLY FOR A 2-4 MINIMUM MINUTE PERIOD (EXCEPT IN FREEZING AREAS).

G. PRUNING:
PRUNE SHRUBS AND TREES TO ENHANCE THEIR NATURAL SHAPE, DEVELOP PROPER LIMB AND BRANCH STRUCTURES, KEEP CLEAR OF TRAFFIC, AND REMOVE DISEASED, INJURED, AND DEAD WOOD IN THE FALL. IN PRUNING OR EDGING, DO NOT SHEAR OR CREATE VERTICAL EDGES. PRUNE AND REMOVE DEAD FLOWERS FROM PERENNIALS, SUCH AS AGAPANTHUS AND HEMEROCALLIS, AS NEEDED TO KEEP THEM LOOKING GOOD. PRUNE TREES FOR PROPER FORM AND TO ELIMINATE DEAD, CROSSING OR BROKEN BRANCHES. DO NOT ALLOW TREES TO BECOME TOP HEAVY. PRUNE AS NEEDED TO ALLOW WIND PENETRATION THROUGH CANOPY. ALL TREE PRUNING SHALL BE DONE UNDER THE GUIDANCE OF A CERTIFIED ARBORIST FOLLOWING NURSERYMAN ASSOCIATION APPROVED PRUNING STANDARDS.

H. BARK MULCH:
TWICE YEARLY ALL TREE AND SHRUB AREAS WITH BARK MULCH SHALL BE CHECKED AND MULCH ADDED AS NECESSARY TO RETAIN A MINIMUM 3" MULCH DEPTH.

I. STAKING:
ADJUST OR REMOVE STAKES AS NECESSARY TO PROVIDE THE BEST GROWING ENVIRONMENT FOR THE TREES. DO NOT ALLOW ANY STAKES TO LEAN OR BECOME LOOSE SO AS NOT TO PROVIDE NECESSARY SUPPORT FOR THE TREES. REPLACE RUBBER TIES WHICH ARE BROKEN OR DAMAGED; DO NOT US WIRE TYPE TIES. LOOSEN TIED AS NEEDED TO ALLOW FOR PROPER TRUNK GROWTH. TRIM TREE STAKES AS NECESSARY TO ELIMINATE RUBBING AGAINST TREE BRANCHES. REMOVE STAKES FROM TREES ONCE A STRONG TRUNK HAS DEVELOPED IN APPROXIMATELY 2 TO 3 YEARS AFTER INSTALLATION.

J. REPLACEMENT OF PLANTS:
DEAD PLANTS AND THOSE IN A STATE OF DECLINE SHALL BE REPLACED. REPLACEMENT PLANTS SHALL BE OF SAME SIZE, CONDITION AND VARIETY AS ORIGINALLY CALLED OUT ON PLANTING PLANS.

IRRIGATION SYSTEM NOTES

1. IRRIGATION SYSTEMS ARE DESIGNED FOR A MAXIMUM OF 13.68 G.P.M. AT AN OPERATING PRESSURE OF 50 P.S.I. STATIC PRESSURE. VERIFY PRESSURE OF 50 P.S.I. AT THE POINT OF CONNECTION PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM. NOTIFY OWNERS REPRESENTATIVE IF MEASURED PRESSURE IS MORE THAN 70 P.S.I. OR LESS THAN 45 P.S.I.
2. NOTIFY OWNERS REPRESENTATIVE SIX (6) DAYS PRIOR TO INSTALLATION TO SCHEDULE ANY REQUIRED PRE-INSTALLATION CONFERENCE AND FIELD REVIEW COORDINATION FOR TRENCH DEPTHS, ASSEMBLY REVIEW, PRESSURE TESTS, COVERAGE TESTS, PRE-MAINTENANCE AND FINAL REVIEWS. A CONTINUITY TEST WILL BE REQUIRED FOR CONTROL WIRE STUBOUTS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNERS REPRESENTATIVE.
3. DOMESTIC WATER STUBOUT IS PROVIDED FOR IN IMMEDIATE VICINITY BY PLUMBING SECTION OF CONTRACT. CONNECT TO DISCHARGE SIDE OF STUBOUT.
4. ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE PLANS SHALL BE PROVIDED TO INSURE A COMPLETE AND FUNCTIONAL SYSTEM. QUANTITIES ARE SHOWN FOR CONTRACTORS CONVENIENCE ONLY, AND SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO INSTALL A COMPLETE AND FUNCTIONAL IRRIGATION SYSTEM, WITH EVEN AND HEAD TO HEAD COVERAGE OF ALL IRRIGATED AREAS. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH LOCAL CODES, MANUFACTURERS INSTRUCTIONS AND AS INDICATED ON THE PLANS. AVOID ANY CONFLICTS BETWEEN SPRINKLER SYSTEM, PLANTING OR OTHER ARCHITECTURAL FEATURES. NOTIFY IRRIGATION CONSULTANT, PRIOR TO INSTALLATION, OF ANY AREA OR GRADE DIFFERENCES OR OBSTRUCTIONS NOT INDICATED ON THE PLANS.
5. ALL MATERIALS AND PIPING SHALL BE NEW. CONFORM TO ALL MANUFACTURERS' HANDLING AND INSTALLATION REQUIREMENTS.
6. PRIOR TO COMMENCING WORK, CONTRACTOR TO LOCATE ALL CABLES, CONDUITS, SEWERS, AND OTHER UTILITIES OR ARCHITECTURAL FEATURES THAT ARE COMMONLY ENCOUNTERED UNDERGROUND AND TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. ANY DAMAGE MADE DURING THE INSTALLATION OF THE IRRIGATION SYSTEM OF THE AFOREMENTIONED ITEMS SHALL BE REPAIRED AND/OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTORS OWN EXPENSE.
7. INSTALL WALL MOUNT CONTROLLER IN GARAGE, APPROXIMATELY WHERE INDICATED. EXACT LOCATION OF WALL MOUNT CONTROLLERS TO BE DETERMINED AT JOBSITE BY ARCHITECT. 120 VOLT ELECTRICAL SUPPLY IS PROVIDED FOR IN IMMEDIATE VICINITY BY ELECTRICAL SECTION OF CONTRACT. MAKE FINAL 120 VOLT ELECTRICAL CONNECTION TO CONTROLLER. USE THIN WALL METAL CONDUIT ABOVE GRADE. PROGRAM CONTROLLERS TO NOT EXCEED MAXIMUM FLOW RATE STATED IN NOTE NO. 1. INSTALL PER MANUFACTURERS SPECIFICATIONS. CONTROLLERS SHALL BE PROPERLY GROUNDED PER ARTICLE 250 OF THE NATIONAL ELECTRIC CODE AND CONFORM TO LOCAL REGULATIONS. INSTALL AS DETAILED. SEAL ALL CONDUIT HOLES WITH SILICONE OR EQUAL. PROGRAM CONTROLLERS PER MANUFACTURERS SPECIFICATIONS.
8. USE APPROPRIATE SOLVENT AND APPLICATOR, AND PRIMER IF REQUIRED, FOR PIPE SIZE AND TYPE APPLICATIONS. APPLY PER MANUFACTURERS RECOMMENDATIONS. PIPE JOINT COMPOUND FOR THREADED JOINTS SHALL BE WHITLAM BLUE MAGIC INDUSTRIAL GRADE THREAD SEALING COMPOUND. APPLY PER MANUFACTURERS RECOMMENDATIONS.
9. INSTALL ALL EQUIPMENT AS DETAILED.
10. ALL HEADS SHALL HAVE RISER ASSEMBLIES AS DETAILED. INSTALL CHECK VALVES AS SHOWN ON BUBBLER RISER ASSEMBLY DETAIL WHERE LOW HEAD DRAINAGE OCCURS. NOTE ESPECIALLY TO AVOID DRAINAGE AT SIDEWALKS AND OTHER POINTS WHERE PUDDLING WILL CAUSE DAMAGE OR HAZARD. LEAN SPRINKLER HEADS ON SLOPES (ANGLE VARIES DEPENDING UPON TRAJECTORY OF SPRAY AND DEGREE OF SLOPE) TO MAXIMIZE UPHILL THROW. INSTALL FLOOD BUBBLERS ON UP HILL SIDE OF TREES.
11. ADJUST ALL SPRINKLER HEADS FOR COMPLETE COVERAGE WITH MINIMUM SPRAY ON BUILDINGS, ASPHALT, SIDEWALKS, ROADWAYS, ETC., AND THROTTLE FLOW CONTROL AT VALVES FOR OPTIMUM OPERATION. WHEN THROTTLING IS NOT USED TO CONTROL MISTING OR OVERSPRAY, BACK-OFF MANUAL FLOW CONTROL 1/2 TO 1 1/2 TURNS FROM POINT WHERE CLOSING EFFECTS SPRINKLER COVERAGE. ADJUST ALL BUBBLERS AT TREES AS REQUIRED FOR DEEP ROOT WATERING. OVERHEAD IRRIGATION SHALL BE SCHEDULED BETWEEN 8:00PM AND 10:00AM UNLESS WEATHER CONDITIONS PREVENT.
12. ALL PIPE UNDER PAVEMENT SHALL BE SCHEDULE 40 PVC. ALL WIRING UNDER PAVEMENT TO BE INSTALLED IN PVC SCHEDULE 40 ELECTRICAL CONDUIT AT A TWENTY FOUR INCH (24") DEPTH BELOW GRADE. SURROUND PIPES WITH SAND IN AREAS WHERE ROCKY TERRAIN IS ENCOUNTERED.
13. ALL VALVE CONTROL WIRE SHALL BE MINIMUM NO. 14 AWG COPPER UL APPROVED FOR DIRECT BURIAL IN GROUND. CONNECT WIRES USING 3M DBY CONNECTORS PER MANUFACTURERS SPECIFICATIONS. TAPE WIRES IN BUNDLES EVERY TEN FEET (10').
14. MULTI-OUTLET EMITTERS SHOWN ARE DIAGRAMMATIC ONLY. INSTALL EMITTER IN GROUPS OF PLANTS AND RUN DISTRIBUTION TUBING TO PLANTS. INSTALL OUTLETS AS FOLLOWS:
    1 PCC-2 GPH EMITTER AT EACH 1-GALLON LOW WATER USE PLANT
    1 PCC-6 GPH EMITTER AT EACH 1-GALLON MEDIUM WATER USE PLANT
    1 PCC-6 GPH EMITTER AT EACH 5-GALLON LOW WATER USE PLANT
    1 PCC-10 GPH EMITTER AT EACH 5-GALLON MEDIUM WATER USE PLANT
    INSTALL EMITTERS ON UP GRADE SIDE OF PLANTS ABOVE ROOTBALL
15. PROVIDE LITERATURE OF ALL DRIP SYSTEM COMPONENTS INCLUDING ANY PREVENTATIVE MAINTENANCE AND TROUBLE SHOOTING GUIDES TO OWNER AND REVIEW MAINTENANCE PROCEDURES INCLUDING:
    CLEANING FILTER IN WYE STRAINER(S)
    REPAIRING BREAKS IN PIPE(S)
    ADDING EMITTERS AND TUBING FOR EXPANSION/INSTALLING PLUGS
    INSPECTION OF EMITTERS AND OUTLETS
16. MAINTENANCE CONSIDERATIONS: FILTER CLEANING AND FLUSHING SHOULD START OUT AS A MONTHLY PROCEDURE(MORE FREQUENT FOR DIRTY WATER SITUATIONS) AND ADJUST TIMING AS APPROPRIATE. VISUALLY CHECK FOR INDICATIONS OF PIPE BREAKS OR CLOGGED EMITTERS ON A REGULAR BASIS. DURING WINTER MONTHS, WHEN THE SYSTEM IS NOT IN USE, THE DRIP SYSTEM(S) SHOULD BE RUN ABOUT EVERY 2 WEEKS FOR 2-4 MINUTE MINIMUM RUNTIME.
17. ALL SUPPLYLINE PIPES SHALL BE TESTED HYDRAULICALLY AT 125% OF DESIGN PRESSURE AND SPRINKLER LINE PIPES SHALL BE TESTED AT LINE PRESSURE. THERE SHALL BE NO LEAKS FOR A PERIOD OF TWO (2) HOURS. CENTER LOAD PIPING (BUT DO NOT COVER FITTINGS) TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE.
18. ALL BACKFILL MATERIAL SHALL BE FREE OF ROCKS, CLODS, AND OTHER EXTRANEOUS MATERIALS. COMPACT BACKFILL TO ORIGINAL DENSITY OF SOIL.
19. AT JOB COMPLETION, SUPPLY OWNER WITH TWO (2) KEYS FOR CONTROLLER.
20. OBTAIN CLEAN SET OF IRRIGATION PLANS FROM ARCHITECT AND ACCURATELY AND NEATLY MARK ALL CHANGES MADE DURING CONSTRUCTION. ALL DRAFTING TO BE DONE BY A COMPETENT DRAFTSPERSON. SUBMIT TO OWNER FOR ACCEPTANCE.
21. GUARANTEE THE IRRIGATION SYSTEM AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. CONTRACTOR TO PROVIDE A GUARANTEE STATING THE PROJECT NAME, PROJECT LOCATIONS, DATE OS SUBSTANTIAL COMPLETION, INSTALLING CONTRACTOR'S NAME, CONTACT INFORMATION (PHONE, ADDRESS, EMAIL) AND LICENSE NUMBER ON COMPANY LETTERHEAD.
22. THE IRRIGATION SCHEDULES ARE BASED ON THE IRRIGATION SYSTEM'S ATTRIBUTES AND ARE ONLY GUIDELINES FOR PROGRAMMING CONTROLLERS. THESE SCHEDULES TAKE INTO ACCOUNT HISTORICAL WEATHER DATA AND ESTIMATES OF SOIL COMPOSITION, PLANT TRANSPIRATION CHARACTERISTICS AND IRRIGATION SYSTEM UNIFORMITY. SINCE RUN TIMES ARE BASED ON AVERAGE HISTORICAL WEATHER DATA FOR A PARTICULAR REGION, THE PROGRAMS SHOULD BE ADJUSTED TO REFLECT ACTUAL VARIATIONS IN THE WEATHER. IDEALLY ADJUSTMENTS SHOULD BE MAKE FOR EACH WATERING CYCLE; HOWEVER, WEEKLY ADJUSTMENTS ARE ACCEPTABLE, MONTHLY ADJUSTMENTS BEING THE MINIMUM REQUIREMENT, IN ORDER TO AFFECT SIGNIFICANT WATER SAVINGS. IN ADDITION TO MAKING THESE ADJUSTMENTS, THE GROUNDS SHOULD BE MONITORED REGULARLY TO ASSESS THE ESTIMATED SCHEDULE AND THE CONTROLLER PROGRAMS SHOULD BE 'TUNED' TO ADJUST TO SITE CONDITIONS.
23. THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.
24. AFTER INSTALLATION CONTRACTOR SHALL ARRANGE AN IRRIGATION WATER USE ANALYSIS/WATER AUDIT TO BE CONDUCTED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR. CONTACT THE LANDSCAPE ARCHITECT TO COMPLETE THE CERTIFICATE OF COMPLETION FOR SUBMITTAL TO CITY FOR OCCUPANCY PERMIT.
25. LOCAL WATER PURVEYOR:
    CITY OF MENLO PARK WATER DISTRICT
    701 LAUREL STREET
    MENLO PARK, CALIFORNIA 95110
    PH. (844) 463-6567

WATER EFFICIENT LANDSCAPE CALCULATIONS

420 POPE STREET

420 Pope Street
PAGE 1 of 3
Water Efficient Landscape Worksheet for projects in Menlo Park, CA

This worksheet is filled out for each Point of Connection.
This form determines the specific water budget
This form demonstrates that the Estimated Total Water Use is less than the Maximum Applied Water Allowance.

MAWA=(Eto)(0.62)[(0.55xLA) +(0.45xSLA)]
ETWU=(Eto)(0.62)[(PFxHA/IE)+SLA]

Where:
MAWA = Maximum Applied Water Allowance (gallons per year)
Eto = Reference Evapotranspiration (inches per year)
0.62 = Conversion Factor (to gallons)
0.55 = ET Adjustment Factor (ETAF)
LA = Landscape Area including SLA (square feet)
0.45 = Additional Water Allowance for SLA
SLA = Special Landscape Area (square feet)
ETWU = Estimated Total Water Use (gallons per year)
PF = Plant Factor from WUCOLS
HA = Hydrozone Area [high, medium and low water use areas] (square feet)
IE = Irrigation Efficiency (minimum 0.71)

Net Evapotranspiration (inches per year)

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total Annual Eto
Net Eto	1.5	1.8	3.1	4.1	5.5	5.8	6.5	5.9	5.2	3.3	1.8	1.0	**43.0**

Maximum Applied Water Allowance Calculation
MAWA=(Eto)(0.62)[(0.55xLA) +(0.45xSLA)]

Total Landscaped Area				
3,968	x	0.55	=	2,182

Special Landscaped Area				
0	x	0.45	=	0

MAWA = 43.0 x 0.62 x 2,182 = 58,183 gallons per year

PAGE 2 of 3
Water Efficient Landscape Worksheet

Estimated Total Water Use Calculation
ETWU=(Eto)(0.62)[(PFxHA/IE)+SLA]

HYDROZONE INFORMATION TABLE

Hydrozone	Plant Water Use Type (low, medium or high)	Plant Factor(PF) (0-1.0, see below)	Hydrozone Area(HA) (sq ft)	% of Total Area	Type of Irrigation (rotors, spray, drip, bubblers, etc.)	Irrigation Efficiency (IE) (71-100%, see below)	PFxHA/IE
A-1	low	0.25	1,207	30%	drip	81%	373
A-2	low	0.25	1,702	43%	drip	81%	525
A-3	Medium	0.50	96	2%	drip	81%	59
A-4	Medium	0.50	42	1%	drip	81%	26
A-5	High	0.80	921	23%	spray	75%	982
		SUM	3,968	100%			1,965

ETWU= 43.0 x 0.62 x 1,965 = 52,398 gallons per year

Estimated Total Adjustment Factor Calculations

Total ETAF(PF/IE) x Area	1965
Total Area	3968

Average ETAF*	**0.50**

*Average ETAF must be less than 0.55 for residential
*Average ETAF must be less than 0.45 for non-residential

Plant Factor Typical Ranges (PF)
To calculate plant factor see "Guide to Estimating Irrigation Water Needs of Landscape Plantings in California and WUCOLS"
www.owue.water.ca.gov/docs/wucols00.pdf

Low Water Use	0.0-0.3
Medium Water Use	0.4-0.6
High Water Use	0.7-1.0

Plant Factor Formula - Plants With a Factor over 1.0 are prohibited.
Plant Factor (PF) = K_s x K_d x K_{mc}
K_s = Species Factor (range 0.1-0.9, see WUCOLS list)
K_d = Density Factor (range 0.5-1.3, see WUCOLS list)
K_{mc} = Microclimate Factor (range 0.5-1.4, see WUCOLS list)

Irrigation Efficiency Ranges (IE)
Irrigation efficiency will vary by soil type, weather conditions, design, head type, construction quality, maintenance, etc.
Please estimate irrigation efficiency somewhere in the ranges listed below.

Stream Rotor Heads	75%
Spray Heads	75%
Bubblers	81%
Drip Emitters	81%
Subsurface Irrigation	81%

PAGE 3 of 3
Monthly Water Use Calculation
This spreadsheet determines the run times for each valve on a monthly basis.
Calculations are based on information inputted on Water Efficient Worksheet - Pages 1 and 2.

Hydrozone	Precipitation Rate from Manufacturer (inches/hour)	*Run Times in Minutes Per Month* January	February	March	April	May	June	July	August	September	October	November	December	Annual Irrigation Run Time Needed
A-1	0.7	40.2	48.2	83.0	109.8	147.3	155.4	174.1	158.0	139.3	88.4	48.2	26.8	1,219
A-2	0.7	37.8	45.4	78.2	103.4	138.7	146.2	163.9	148.7	131.1	83.2	45.4	25.2	1,147
A-3	1	42.4	50.8	87.5	115.8	155.3	163.8	183.5	166.6	146.8	93.2	50.8	28.2	1,285
A-4	1	42.4	50.8	87.5	115.8	155.3	163.8	183.5	166.6	146.8	93.2	50.8	28.2	1,285
A-5	3	32.0	38.4	66.1	87.5	117.3	123.7	138.7	125.9	110.9	70.4	38.4	21.3	971
Total Combined Run Time Per Month (in hours)		3.2	3.9	6.7	8.9	11.9	12.5	14.1	12.8	11.2	7.1	3.9	2.2	

SCHEDULE - CONTROLLER A (ESTABLISHMENT PERIOD)

STA	RUN TIME	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL RUN TIME
A-1	40	2	2	4	6	7	9	10	9	8	4	2	1	2,560
A-2	36	2	2	4	6	7	9	10	9	8	4	2	1	2,304
A-3	42	2	2	4	6	7	9	10	9	8	4	2	1	2,688
A-4	42	2	2	4	6	7	9	10	9	8	4	2	1	2,688
A-5	32	2	2	4	6	7	9	10	9	8	4	2	1	2,048

TOTAL MINUTES 12,288

NOTE: RUN TIME EQUALS TOTAL MINUTES PER DAY OF IRRIGATION, STATIONS MAY HAVE MULTIPLE CYCLES
NOTE: THE NUMBER IN THE MONTH COLUMN EQUALS TOTAL DAYS OF IRRIGATION PER MONTH

SCHEDULE - CONTROLLER A (ESTABLISHED SHRUBS)

STA	RUN TIME	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL RUN TIME
A-1	20	2	2	4	6	7	9	10	9	8	4	2	1	1,280
A-2	18	2	2	4	6	7	9	10	9	8	4	2	1	1,152
A-3	21	2	2	4	6	7	9	10	9	8	4	2	1	1,344
A-4	21	2	2	4	6	7	9	10	9	8	4	2	1	1,344
A-5	16	2	2	4	6	7	9	10	9	8	4	2	1	1,024

TOTAL MINUTES 6,144

NOTE: RUN TIME EQUALS TOTAL MINUTES PER DAY OF IRRIGATION, STATIONS MAY HAVE MULTIPLE CYCLES
NOTE: THE NUMBER IN THE MONTH COLUMN EQUALS TOTAL DAYS OF IRRIGATION PER MONTH

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TEL. (916) 869-6639

PROJECT:

420 POPE STREET

MENLO PARK, CALIFORNIA

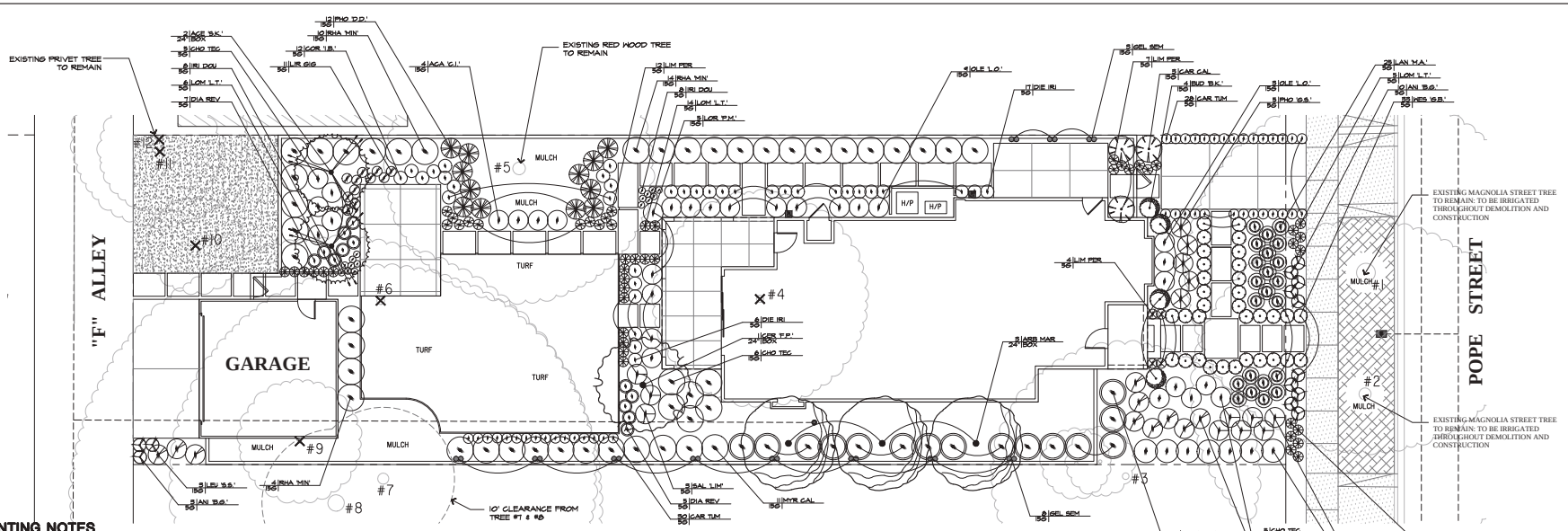
IRRIGATION CALCULATIONS

LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
SIGNATURE
RENEWAL DATE 02-28-2027
1-17-2025
DATE
State of California

PROJECT #:
DATE: JAN. 17, 2025
SCALE: NONE
DRAWN BY: WPG
CHECKED BY: AMC

REVISIONS:

SHEET
L2.4
6 OF 12 SHEETS



PLANTING NOTES

1. SITE ACCEPTANCE: THE CONTRACTOR SHALL OBSERVE THE SITE AND VERIFIED THAT ROUGH GRADING AND ALL OTHER WORK HAS BEEN COMPLETED TO THE CONTRACTOR'S SATISFACTION, ANY PREVIOUS WORK THAT IS NOT COMPLETE SHALL BE BROUGHT TO THE OWNER'S OR LANDSCAPE ARCHITECT'S ATTENTION IN WRITING, BEGINNING WORK CONSTITUTES ACCEPTANCE OF THE SITE.
2. SITE PREPARATION: ALL EXISTING VEGETATION SHALL BE REMOVED (CLEAR AND GRUB). PRIOR TO ROUGH GRADING OPERATIONS, PRESERVE ALL TOPSOIL BY STOCKPILING ON SITE. TOPSOIL SHALL BE REPLACED IN PLANTING AREAS TO ACHIEVE FINAL FINISH GRADES. FOR PLANTERS IN LIME-TREATED AREAS, REMOVE AND DISPOSE OF EXISTING SOIL TO A DEPTH OF 24 INCHES THROUGHOUT THE ENTIRE PLANTER, AND REPLACE WITH CLEAN TOPSOIL.
3. POSITIVE DRAINAGE: ENSURE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS, AND ADJUST ELEVATIONS AS REQUIRED. MINIMUM SLOPE IN TURF AREAS SHALL BE 0.5% TO OUTLET. MINIMUM SLOPE IN PLANTED AREAS SHALL BE 1%.
4. EXPLANATION OF DRAWINGS: PLANTING INTENT IS TO COMPLETELY FILL ALL PLANTING AREAS, UNLESS SPECIFICALLY NOTED OTHERWISE. QUANTITIES, (IF SHOWN) ARE FOR CONTRACTOR'S CONVENIENCE ONLY, AND SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO INSTALL PLANTS TO MEET THIS INTENT. PLANTING DETAILS ARE CONSIDERED TYPICAL AND ALL WORK SHELL CONFORM TO THESE DETAILS.
5. SUBSTITUTIONS: IN THE EVENT ANY PLANT MATERIAL SPECIFIED IS NOT AVAILABLE, CONTRACTOR SHALL SUBMIT PROPOSED SUBSTITUTION IMMEDIATELY TO LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DETERMINE THE SUITABILITY OF ANY PROPOSED SUBSTITUTION. SUBSTITUTION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
6. PLANTING PIT DRAINAGE: EXCAVATED PLANTING PITCH SHALL HAVE POSITIVE DRAINAGE. PLANT PITS FULLY FLOODED WITH WATER SHALL DRAIN WITHIN 2 HOURS OF FILLING. IF PLANTING TIPS DO NOT DRAIN, OTHER MEASURES, INCLUDING A 1' DIAMETER X 8' DEEP AUGURED HOLE BACK FILLED WITH CRUSHED DRAIN ROCK, WILL BE REQUIRED.
7. PLANT MATERIAL: ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z60.1 'STANDARD FOR NURSERY STOCK', NOTES AND DETAILS ON THE DRAWINGS. UNLESS OTHERWISE NOTED, MINIMUM PLANT SIZES SHALL BE AS FOLLOWS. EVERGREEN SHRUBS (EXCEPT DWARF VARIETIES): 9' H. X 8' W. FOR 1-GALLON (#1): 15" H. X 12" W. FOR 5-GALLON (#5): AND 30" H. X 24" W. FOR 15-GALLON (#15). SINGLE TRUNKED TREES: 5'H. W/ 1" CALIPER FOR 15-GALLON (#15); 8'H. W/ 2" CALIPER FOR 24" BOX (#25). CONTRACTOR SHALL SUBMIT PHOTOS OF ALL TREES 36" AND ABOVE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR T PURCHASE OR DELIVERY. APPROVAL OF PHOTOS DOES NOT PRECLUDE ON-SITE REJECTION OF UNSUITABLE PLANT MATERIAL.
8. SITE CLEANLINESS: THE CONTRACTOR IS RESPONSIBLE TO KEEP THE SITE CLEAN, FOR SOIL EROSION CONTROL MEASURES, AND FOR ANY OTHER GENERAL REQUIREMENTS, SHOULD EXISTING CONDITIONS REQUIRE MITIGATION, THE CONTRACTOR SHALL ALERT THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO PERFORMING WORK.
9. UNDERGROUND UTILITIES: THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. CALL C.G.A. (811) TO LOCATE EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGED UTILITIES, TO THE SATISFACTION OF THE OWNER AND GOVERNING AGENCY AT NO COST TO THE OWNER OR INCREASE IN BID AMOUNT.
10. BARK MULCH: A 3" LAYER OF 'WALK-ON' BARK MULCH SHALL BE INSTALLED IN ALL PLANTING BEDS. CONTRACTOR SHALL SUBMIT A MULCH SAMPLE PRIOR TO ORDER. APPLY PRE-EMERGENT PRIOR TO PLACING MULCH. IF MAINTENANCE PERIOD EXTENDS PAST 60 CALENDAR DAYS FROM APPLICATION, APPLY AGAIN PER MANUFACTURER'S INSTRUCTIONS.
11. SOIL FERTILITY ANALYSIS AND AMENDMENT: THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOIL SAMPLE AND LABORATORY SOIL FERTILITY ANALYSIS FOR EACH 10,000 SF OF PLANTED AREA, AND FOR ALL SOURCES OF IMPORT (IF APPLICABLE). SUBMIT ANLYSIS TO LANDSCAPE ARCHITECT FOR REVIEW, AND DOCUMENTATION OF AMENDMENT FOR COMPLIANCE WITH WATER EFFICIENT LANDSCAPE ORDINANCE. ALL PLANTING AREAS, INCLUDING PLANTING PITS, SHALL BE AMENDED PER THE SOILS REPORT, AND PER LOCAL ORDINANCE, INCLUDING INCORPORATING COMPOST AT THE RATE OF A MINIMUM OF 4 CU. YD PER 1,000 SF OF LANDSCAPE AREA TO A DEPTH OF SIX INCHES. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP SIX INCHES OF SOIL ARE EXEMPT FOR ADDING COMPOST AND TILLING. BACKFILL FOR ALL SUCCULENTS SHALL BE 50% CLEAN, WASHED SAND.
12. CERTIFICATE OF COMPLETION: A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT AT THE COMPLETION OF THE PROJECT AND SUBMITTED WITH THE SOIL ANALYSIS REPORT TO THE AUTHORITY HAVING JURISDICTION.
13. MAINTENANCE PERIOD: SHALL BE A MINIMUM OF 60 CALENDAR DAYS. ANY PLANT THAT HAS BEEN REPLACED DURING THE MAINTENCNANCE PERIOD SHALL BE SUBJECT TO AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT. ANY DAY OF IMPROPER MAINTENANCE, AS DETERMINED BY THE LANDSCAPE ARCHITECT OR LOCAL JURISDICATION, SHALL NOT COUNT TOWARD THE MAINTENANCE PERIOD.
14. ROOT CONTROL BARRIERS: WHERE STREET TREES ARE WITHIN 3 FEET OF THE SIDEWALK OR CURB, PROVIDE A ROOT CONTROL BARRIER PANEL ALONG THE FACE OF SIDEWALK/CURB. PANELS SHALL BE 12' DEEP ALONG SIDEWALKS, AND 18' DEEP ALONG CURBS. CENTER PANELS AT EACH TREE AND EXTEND 10' IN EACH DIRECTION.
15. UTILITY CLEARANCE: NO TREES SHALL BE PLANTED WITHIN 5' OF WATER AND SANITARY SEWER LINES. NO TREES SHALL BE PLANTED UNDER EXISTING OR FUTURE OVERHEAD POWERLINES, AND ALL REQUIRED CLEARANCES SHALL BE MAINTAINED. ALL PLANTING, EXCEPT LOW-GROWING GROUNDCOVER, SHALL BE 3' CLEAR OF ALL FIRE APPURTENANCES PER NFPA 16.5.7.
16. WORK IN RIGHT-OF-WAY: ALL WORK WITHIN THE RIGHT-OF-WAY, OR TO BE MAINTAINED BY THE LOCAL AGENCY, SHALL BE INSTALLED PER THE LATEST EDITION OF THE AGENCY CONSTRUCTION STANDARDS, AND ALL OTHER AGENCY REQUIREMENTS.
17. TURF INSTALLATION: CONTRACTOR SHALL PLACE AND ESTABLISH SOD IN ALL AREAS AS DELINEATED ON THE PLANS AS FOLLOWS:
    a. REMOVE ALL ROCKS AND OTHER DELETERIOUS MATERIAL GREATER THAN ½" IN DIAMETER. ESTABLISH SMOOTH GRADES, WITH NO PONDING. ENSURE ADEQUATE SOIL COMPACTION TO AVOID SETTLEMENT, WITHOUT EXCEEDING 85% RELATIVE DENSITY. SUBSEQUENT SETTLEMENT SHALL BE CLEAR EVIDENCE OF INADEQUATE COMPACTION.
    b. WITHIN 24 TO 48 HOURS OF SODDING, DO NOT ALLOW SOIL TO BECOME SATURATED.
    c. APPLY A STARTER FERTILIZER PRIOR TO LAYING SOD.
    d. INSTALL SOD WITHIN 12 HOURS OF DELIVERY. DO NOT ALLOW SOD TO SIT IN DIRECT SUNLIGHT OR TO DRY OUT.
    e. STARTING AT A STRAIGHT EDGE, LAY SOD IN STAGGERED ROWS, OFFSETTING JOINTS A MINIMUM OF 2 FEET.
    f. AFTER LAYING, ROLL SOD WITH A LIGHT-WEIGHT, WATER-DRUM ROLLER (APPROXIMATELY 50 LBS), AND ENSURE FULL CONTACT WITH SOIL. WATER AS SOON AS POSSIBLE, AND IN ALL CASES, WITHIN 1 HOUR AFTER LAYING.

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE (HYDROZONE)	SIZE (W X H)	QTY/CONT.
TREES					
ACE 'SJ.'	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	MEDIUM	10-15' X 18-20'	2 / 24"
ARB 'MAR'	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE	LOW	20-30' X 20-30'	3 / 24"
CER 'F.P.'	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD	MEDIUM	20' X 25'	1 / 24"
SHRUBS & VINES					
ACA 'C.I.'	ACACIA COGNATA 'COUSIN ITT'	COUSIN ITT ACACIA	LOW	5-6' X 2-3'	11 / 15G
ANI 'B.G.'	ANIGOZANTHOS 'BUSH GOLD'	YELLOW KANGAROO PAW	LOW	1-2' X 1-2'	13 / 5G
BUD 'B.K.'	BUDDLEJA DAVIDII 'BLACK KNIGHT'	BUTTERFLY BUSH	LOW	4-6' X 6-8'	4 / 15G
CAR TUM	CAREX TUMULICOLA	BERKELEY SEDGE	LOW	2' X 2'	58 / 5G
CAR CAL	CARPENTERIA CALIFORNICA	BUSH ANEMONE	MEDIUM	3-5' X 4-6'	3 / 15G
CHO 'EC'	CHONDROPETALUM TECTORUM	CAPE RUSH	LOW	2-3' X 2-3'	16 / 5G
COR 'L.B.'	CORREA PULCHELLA 'IVORY BELLS'	AUSTRALIAN FUSCHIA	LOW	3-5 X 3-4'	12 / 5G
DIA REV	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	LOW	2' X 2'	12 / 5G
DIE IRI	DIETES IRIDIODES	FORTNIGHT LILY	LOW	2-3' X 3-4'	23 / 5G
GEL SEM	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	LOW	(VINE)	11 / 15G
IRI DOU	IRIS DOUGLASIANA	DOUGLAS IRIS	LOW	2' X 2'	16 / 5G
LAN 'M.A.'	LANTANA CAMARA 'MARY ANN'	MARY ANN LANTANA	LOW	2.5' X 2.5'	25 / 5G
LEU 'S.S.'	LEUCODENDRON 'SAFARI SUNSET'	SAFARI SUNSET CONEBUSH	LOW	6-8' X 8-10'	3 / 15G
LIM PER	LIMONIUM PEREZII	STATTICE	LOW	2' X 2-3'	23 / 5G
LIR GIG	LIROPE GIGANTEA	GIANT LILY TURF	MED	1-2' X 1-2'	11 / 1G
LOM 'L.T.'	LOMANDRA LIME TUFF	DWARF MAT RUSH	LOW	2-3' X 2-3'	31 / 5G
LOR 'P.M.'	LORDPETALUM C. 'PURPLE MAJESTY'	RED FRINGE FLOWER	LOW	3-4' X 4-6'	5 / 5G
MYR CAL	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	LOW	4-6' X 5-6'	11 / 15G
OLE 'L.O.'	OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	LOW	5-6' X 5-6'	12 / 15G
PHO 'D.D.'	PHORMIUM 'DARK DELIGHT'	NEW ZEALAND FLAX	LOW	5' X 4'	12 / 15G
PHO 'C.S.'	PHORMIUM TENAX 'GOLD SWORD'	NEW ZEALAND FLAX	LOW	4-5' X 5-6'	5 / 5G
RHA 'MIN'	RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDO HAWTHORN	LOW	5-6' X 6-8'	35 / 15G
SAL 'LIM'	SALVIA MEXICANA 'LIMELIGHT'	MEXICAN SAGE	LOW	2-3' X 4-6'	9 / 5G
WES 'G.B.'	WESTRINGEA FRUTICOSA 'GREY BOX'	GREY BOX WESTRINGEA	LOW	2-3' X 2-3'	33 / 5G
XYL 'COM'	XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	LOW	4-5' X 4-5'	15 / 15G
GROUNDCOVERS					
	MYOPORUM PARVIFOLIUM 1 GALLON @ 48" O.C.	MYOPORUM	LOW		
TURF	BOLERO - SODDED TURF AVAILABLE FROM DELTA BLUE GRASS	TALL FESCUE TURF	HIGH		

TREE PROTECTION CHART

TAG#	ON-SITE	ORDINANCE TREE	DIAMETER(IN)	BOTANICAL NAME	COMMON NAME	STATUS
1	NO	YES	34	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	RETAIN AND PROTECT
2	NO	YES	22	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	RETAIN AND PROTECT
3	NO	YES	12	QUERCUS SUBER	CORK OAK	RETAIN AND PROTECT
4	YES	NO	13	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	REMOVE
5	YES	YES	23	SEQUOIA SEMPERVIRENS	COAST REDWOOD	RETAIN AND PROTECT
6	YES	NO	14	UNKNOWN (DEAD)	UNKNOWN (DEAD)	REMOVE
7	NO	YES	20	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
8	NO	YES	30	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
9	YES	NO	7.0	FICUS SPP.	FIG	REMOVE
10	YES	NO	7.0	LIGUSTRUM SPP.	PRIVET	REMOVE
11	YES	NO	7.0	LIGUSTRUM SPP.	PRIVET	REMOVE
12	YES	NO	5.0/7.0	LIGUSTRUM SPP.	PRIVET	REMOVE

NOTE: REFER TO TREE PROTECTION PLAN FOR ADDITIONAL INFORMATION

PLANT CALLOUT SYMBOL KEY

PLANT QTY / SIZE	PLANT SYMBOL / UNITS

NOTE:

SEE SHEET L3.2 FOR PLANTING DETAILS

THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

ANNIKA M. CARPENTER CALIF. LANDSCAPE ARCH.#3684

0 4 8 16
(IN FEET)
1/8" = 1'-0"

N

THOMAS JAMES HOMES

RIPLEY DESIGN

RIPLEY DESIGN GROUP, INC.
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Land Planning
1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377

DEVELOPER:

THOMAS JAMES HOMES

255 SHORELINE SUITE 428
REDWOOD CITY, CA 94065

TEL. (916) 869-6639

PROJECT:

420 POPE STREET

MENLO PARK, CALIFORNIA

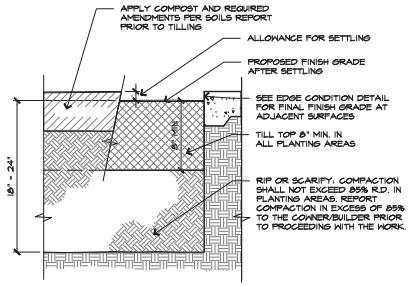
PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT ANNIKA M. CARPENTER # 3684 — 1-17-2025 — State of California

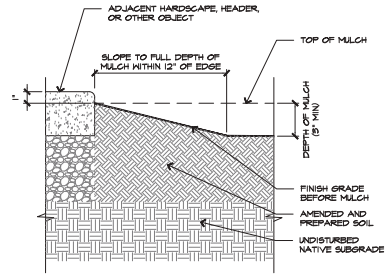
PROJECT #:
DATE: JAN. 17, 2025
SCALE: 1/8" = 1'-0"
DRAWN BY: LC
CHECKED BY: AMC

REVISIONS:

SHEET
L3.1
7 OF 12 SHEETS

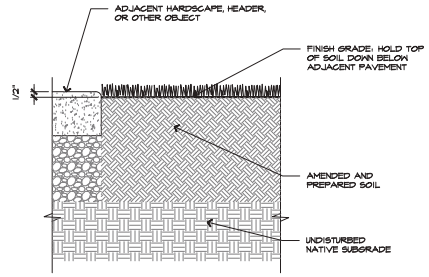


A **PLANTING AREA SOIL PREPARATION** NOT TO SCALE



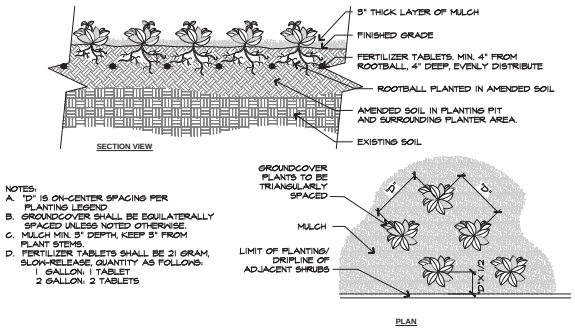
NOTE: PROVIDE POSITIVE DRAINAGE TO OUTLET IN ALL PLANTED AREAS. DO NOT ALLOW SURFACE DRAINAGE ONTO WALKWAYS, DRIVEWAYS, OR OTHER HARDSCAPE, OR ALLOW SURFACE DRAINAGE TOWARD OR AGAINST STRUCTURES

B **PLANTED AREAS - EDGE CONDITION** NOT TO SCALE

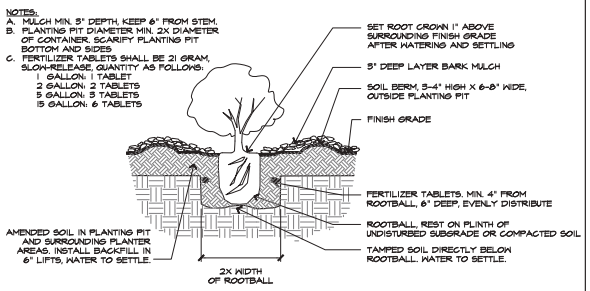


NOTE: PROVIDE POSITIVE DRAINAGE TO OUTLET IN ALL PLANTED AREAS. DO NOT ALLOW SURFACE DRAINAGE ONTO WALKWAYS, DRIVEWAYS, OR OTHER HARDSCAPE, OR ALLOW SURFACE DRAINAGE TOWARD OR AGAINST STRUCTURES

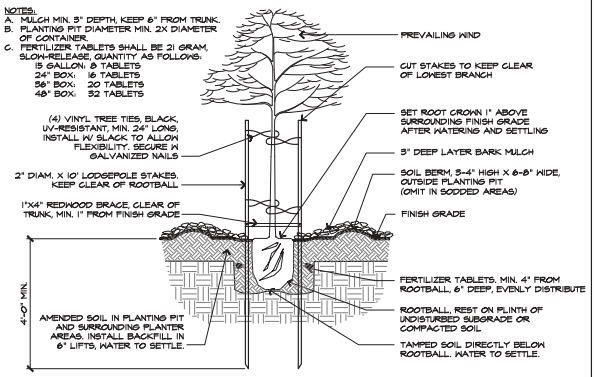
C **SODDED AREAS - EDGE CONDITION** NOT TO SCALE



D **GROUNDCOVER PLANTING DETAIL** SCALE : 3/4" = 1'-0"



E **SHRUB PLANTING DETAIL** SCALE : 3/4" = 1'-0"



F **TREE PLANTING DETAIL** SCALE : 3/4" = 1'-0"

NOTE:
CONTRACTOR SHALL OBTAIN A SOILS TEST AFTER ROUGH GRADING IS COMPLETE, SEE PLANTING NOTE #11, SHEET L3.1

RIPLEY DESIGN GROUP, INC.
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TEL. (916) 869-6639

PROJECT:

420 POPE STREET

MENLO PARK, CALIFORNIA

PLANTING DETAILS

LICENSED LANDSCAPE ARCHITECT
ANDREA M. CARPENTER
3684
RENEWAL 07/31/2026
State of California

PROJECT #:
DATE: JAN. 17, 2025
SCALE: AS SHOWN
DRAWN BY: LC
CHECKED BY: AMC

REVISIONS:

SHEET
L3.2
8 OF 12 SHEETS

A31

TREE PROTECTION CHART

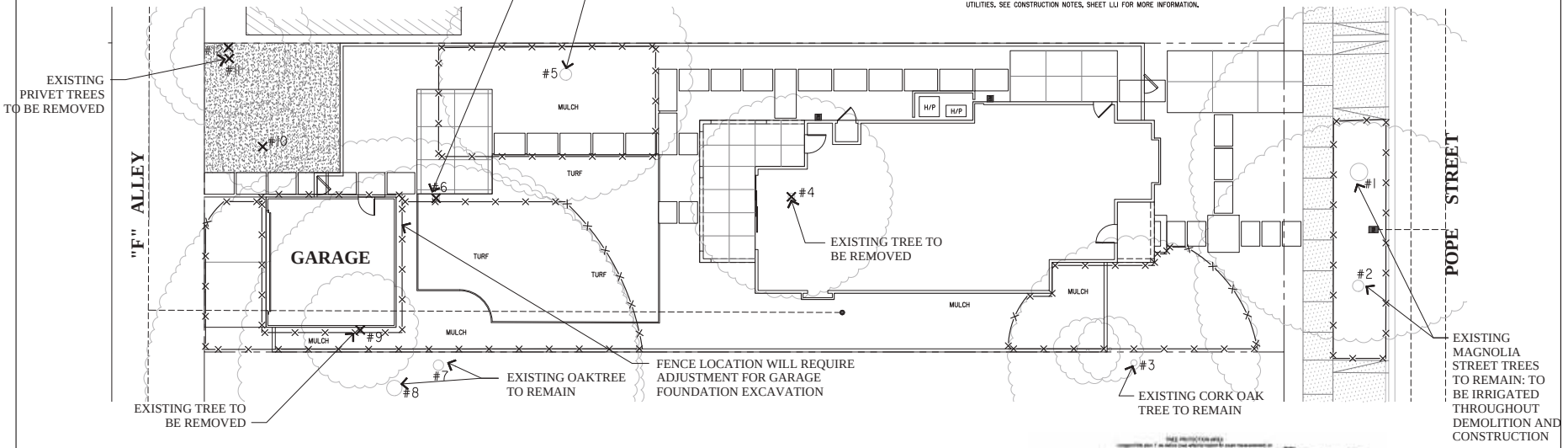
TAG#	ON-SITE	ORDINANCE TREE	DBH(INCHES)	BOTANICAL NAME	COMMON NAME	STATUS
1	NO	YES	34	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	RETAIN AND PROTECT
2	NO	YES	22	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	RETAIN AND PROTECT
3	NO	YES	12	QUERCUS SUBER	CORK OAK	RETAIN AND PROTECT
4	YES	NO	13	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	REMOVE
5	YES	YES	23	SEQUOIA SEMPERVIRENS	COAST REDWOOD	RETAIN AND PROTECT
6	YES	NO	14	UNKNOWN (DEAD)	UNKNOWN (DEAD)	REMOVE
7	NO	YES	20	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
8	NO	YES	30	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
9	YES	NO	7.0	FICUS SPP.	FIG	REMOVE
10	YES	NO	7.0	LIGUSTRUM SPP.	PRIVET	REMOVE
11	YES	NO	7.0	LIGUSTRUM SPP.	PRIVET	REMOVE
12	YES	NO	5.0/7.0	LIGUSTRUM SPP.	PRIVET	REMOVE

TREE PROTECTION NOTES:

1. REFER TO THE ARBORIST REPORT FOR 420 POPE STREET, MENLO PARK, CA", PREPARED BY CALIFORNIA TREE AND LANDSCAPE CONSULTING, INC. DATED NOVEMBER 19, 2024, FOR FULL DETAILS AND TREE PROTECTION MEASURES.
2. TREES AND SHRUBS NOT IDENTIFIED WITHIN THE REPORT, BUT AS PART OF THE TOPOGRAPHICAL SURVEY, ARE INCLUDED FOR REFERENCE ONLY.
3. PROTECT ALL EXISTING ITEMS NOTED TO REMAIN OR OTHERWISE UN-LABLED.
4. EXISTING TREES TO REMAIN UNLESS NOTED OTHERWISE, DO NOT STOCKPILE, DRIVE OVER, OR OTHERWISE DISTURB SOIL UNDER DRIPLINES OF EXISTING TREES, EXCEPT AS REQUIRED FOR PLANTING OPERATIONS.
5. USE HAND TOOLS ONLY FOR SOIL CULTIVATION UNDER DRIPLINES OF EXISTING TREES TO REMAIN.
6. TREES NOTED TO BE REMOVED SHALL BE COMPLETELY REMOVED, INCLUDING STUMP AND ROOT MASS. REFER TO ARBORIST REPORT FOR INSTRUCTIONS ON REMOVING TREE STUMPS WITHIN PROTECTED TREE ROOT ZONES.
7. NO ROOTS OVER 2" IN DIAMETER SHALL BE CUT EXCEPT UNDER THE DIRECTION OF AN ARBORIST. ALL CUT ROOTS SHALL BE COVERED WITH BURLAP OR STRAW AND SHALL REMAIN MOIST UNTIL RE-BURIED IN SOIL.
8. CALL COMMON GROUND ALLIANCE (811) AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE TO PROTECT FOR ALL EXISTING UTILITIES. SEE CONSTRUCTION NOTES, SHEET L1.1 FOR MORE INFORMATION.

LEGEND

- EXISTING TREE TO REMAIN, TYPICAL.
- TREES TO BE REMOVED, TYPICAL.
- TREE PROTECTION FENCING, REFER TO ARBORIST REPORT




NOTE: REFER TO TREE PROTECTION PLAN FOR FURTHER INFORMATION

HERITAGE TREE AND CITY TREEPROTECTION SPECIFICATIONS FOR CONSTRUCTION


NOTE: REFER TO TREE PROTECTION PLAN FOR FURTHER INFORMATION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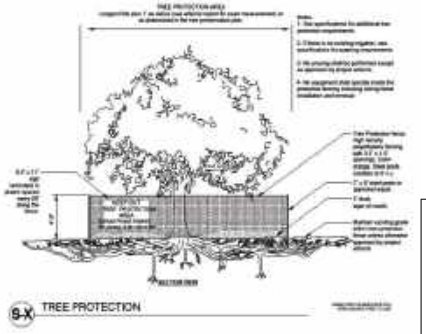
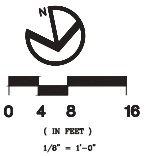

8-X TREE PROTECTION



NOTE:
CONTRACTOR TO REFER TO FINAL ARBORIST REPORT FOR VERIFICATION OF TREE PROTECTION FENCING LOCATIONS.

THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

ANNIKA M. CARPENTER CALIF. LANDSCAPE ARCH.#3684

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420 POPE STREET

MENLO PARK,
CALIFORNIA

TREE PROTECTION PLAN

LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
1-17-2025
State of California

PROJECT #:
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SHEET
L3.3
9 OF 12 SHEETS

A32

California Tree and Landscape Consulting, Inc.

July 1, 2024

Alicia Wilson, Sr. Development Manager
Thomas James Homes
1255 Treat Blvd, Suite 800
Walnut Creek, CA 94597

Phone: 650-249-7386
Via Email: awilson@tjh.com

RE: **Documentation of Root Excavation and Pruning Specifications for 420 Pope Street, Menlo Park Project Site**

Dear Alicia Wilson:

You recently contacted California Tree and Landscape Consulting, Inc. to have an ISA certified arborist document the root exposed during recent trenching at the site referenced above. You also requested pruning specifications for off-site trees at this site to mitigate canopy impacts and provide clearance for re-development activities. This site was originally surveyed for trees by Thomas M. Store on March 18, 2024 and a revised final report was issued on June 21, 2024. In that report it was recommended that a root excavation take place along the north property line where the excavation for a proposed detached garage will be located. The purpose of the trenching was to help understand root impact to two Coast Live Oaks (Quercus agrifolia) located off-site a few feet north of the property line. Refer to the attached location map. The trench was dug by other contractors and measured approximately 15 ft long, 1.5 ft wide and 1.5 ft deep. It was located approximately 2 ft. south of the north property line. The proposed garage has a setback of approximately 4 ft, and trench was in the expected area of excavation to allow installation of forms to pour the concrete slab foundation.

Root Excavation (Tree # 's 7 and 8)

On June 28, 2024 Thomas M. Store (ISA Arborist #WE-12856A) visited the site and photographed the exposed roots. Refer to the attached photographs. There were approximately 6 roots ranging in size from <1" to ~5" in diameter associated with Tree # 8 (estimated 30" DBH) and #7 (estimated DBH 20"). These roots will require root pruning prior to or during hand excavation. The roots are located approximately 8 ft. from the flare of the tree. This amount of root pruning at this distance from the trunk is not expected to destabilize, nor impact the long-term health of the tree. Refer to the attached photographs.

Pruning Specification (Tree # 8, Coast live oak, est. 30" DBH)

This tree is growing approximately 8 ft north of the northwest corner of the proposed garage. The tree's canopy overhangs the project site by approximately 32 ft. The tree has had little or no maintenance pruning in the past. The clearance requirements to construct the garage will be approximately 20 ft (The proposed ridge height of the garage is 14'10" and eve height is 10'1". The eve is closest to Tree 8). Significant clearance pruning will be needed for re-development. I estimate that the amount of canopy removal may approach 25%. One scaffold (est. diameter 11") grows over the property line towards the proposed garage. That scaffold will need to be pruned near the property line to provide clearance. Refer to the attached photograph. Additional clearance pruning several smaller branches will be needed. My recommendation is to perform canopy lifting and end weight reduction of the branches on the north side of the tree to provide access for demolition and removal of tree # 8, but maintain the 11" scaffold described above until framing of the garage commences. At that time, it will be possible to identify the minimum about of limb removal needed to provide clearance for the garage.

Tree #7 (Coast live oak, est. 20" DBH)

This tree grows closer to the north property line, but further from the proposed garage. It has had little pruning on project side of the property line in the past. There is about 30 ft of overhang, but the canopy is slightly higher than Tree #8. The canopy will need to be lifted to about 15 ft for clearance. Refer to the attached photographs. The amount of canopy removal is not expected to exceed 10%.

Tree #5 (Coast redwood, Sequoia sempervirens, 20" DBH)

This tree grows near the south property line. Lift canopy to 15 ft. for demolition clearance. Reduce end weights of longer branches (only) by pruning 5 to 8 ft from branches. The amount of canopy removal is not expected to exceed 10%. The tree's irrigation needs should be maintained throughout the development process and irrigated during summer and fall months.

Tree # 3 (Cork oak, Quercus suber, 12" DBH, was protected but off-site)

This tree grows on or just north of the north property line near the northwest corner of the existing home. It overhangs the project site approximately 19 ft. It will require pruning of a est. 14" diameter branch to provide clearance. Refer to the attached photograph. The amount of canopy removal is not expected to exceed 25%. Note that the photograph shows another tree branch, a coast redwood on site plant (Pruned up), which will be removed for development.

Tree # 2 (Southern magnolia, *Magnolia grandiflora*, 21" DBH at 48" above grade)

This tree is a street tree growing in a 6ft wide park strip near the northwest side of the parcel. The canopy is out of balance to the north. End weight reduction on the north side of the canopy should be performed. Refer to the attached photograph. Reduction of 10-12 ft. of branch length is recommended, pruning limbs up to 6" in diameter. The tree is in poor condition and should irrigated immediately and periodically during the pre-demolition phase to improve its condition and likelihood of survival through the re-development process.

Tree # 1 (Southern magnolia, *Magnolia grandiflora*, 24" DBH at 24" above grade)

This tree is a street tree growing in a 6 ft wide park strip near the southwest side of the parcel. The canopy is out of balance to the south. The tree may require clearance pruning for construction access, likely on the south side. Refer to the attached photograph. I recommend not pruning at this time and re-evaluating the clearance needed prior to demolition phase. The tree has been extensively line-cabled and has large branches that lack suitable lateral branches to allow proper collection pruning. The tree is in poor condition and should irrigated immediately and periodically during the pre-demolition phase to improve its condition and likelihood of survival through the re-development process.

All pruning should be performed under the direction of an ISA certified arborist, following ISA Best Practices and the ANSI A300 Part 1 Pruning Standard.

Please feel free to give us a call if you have any questions or require additional information.

Prepared by:

Thomas M. Store, Arborist
International Society of Arboriculture
ISA Certified Arborist WE-12856A
ISA Tree Risk Assessment Qualified

cc: Andy Cost (Thomas James Homes)
Ed Stietz, Karl Gilbreon (California Tree and Landscape Consulting, Inc)

Attachments: Trench and Tree Locations, Garage Elevations, Photographs,

Trench and Tree Locations

Proposed Garage Elevations

Ridge Height 14'10"
Eve Height 10'1"

Photographs

View of trench looking west. West view; Tree #7 ~ 8' to the right.

East end of trench. Tree # 8 located ~ 12' to the upper left. Root in center assoc. w/ #8 (Removal)

THOMAS JAMES HOMES

RIPLEY DESIGN GROUP

RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning

1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377

DEVELOPER:

THOMAS JAMES HOMES

255 SHORELINE
SUITE 428
REDWOOD CITY, CA
94065

TEL. (916) 869-6639

PROJECT:

420 POPE STREET

MENLO PARK,
CALIFORNIA

TREE PROTECTION

ROOT EXCAVATION AND PRUNING SPECIFICATIONS

LICENSED LANDSCAPE ARCHITECT
JENNIFER M. CARPENTER
3684
RENEWAL 8/31/2025
STATE OF CALIFORNIA

PROJECT #:
DATE: JAN. 17, 2025
SCALE: NONE
DRAWN BY: LC
CHECKED BY: AMC

REVISIONS:

SHEET

L3.4

10 OF 12 SHEETS

A33

Tree # 7 and 8, Large limb may require pruning for garage clearance.

Thomas James Homes, 420 Pope St, Menlo Park, CA July 1, 2024

Tree 7 and 8 showing low canopy clearance and large overhang

California Tree and Landscape Consulting, Inc. ♦ 359 Nevada St., Ste 201, Auburn, CA 95603 ♦ 530.745.4086

Thomas James Homes, 420 Pope St, Menlo Park, CA July 1, 2024

Tree # 5: Reduce branch lengths of longer branches

Tree #5: Lift canopy for clearance

California Tree and Landscape Consulting, Inc. ♦ 359 Nevada St., Ste 201, Auburn, CA 95603 ♦ 530.745.4086

Thomas James Homes, 420 Pope St, Menlo Park, CA July 1, 2024

Tree # 2: Reduce branch lengths north side (right side in this view)

California Tree and Landscape Consulting, Inc. ♦ 359 Nevada St., Ste 201, Auburn, CA 95603 ♦ 530.745.4086

Thomas James Homes, 420 Pope St, Menlo Park, CA July 1, 2024

Tree # 1: May require clearance pruning on south (right side in this view) for construction access

California Tree and Landscape Consulting, Inc. ♦ 359 Nevada St., Ste 201, Auburn, CA 95603 ♦ 530.745.4086

that all contractors will follow. ***The plans become the contract between the owner and the contractor, so that only items spelled out in the plans can be expected to be followed. Hence, all protection measures, such as fence locations, mulch requirements and root pruning specifications must be shown on the plans.***

RECOMMENDATIONS: SUMMARY OF TREE PROTECTION MEASURES

Hire a Project Arborist to help ensure protection measures are incorporated into the site plans and followed. The Project Arborist should, in cooperation with the Engineers and/or Architects:

- **Identify the Root Protection Zones on the final construction drawings, prior to bidding the project.**
- Show the placement of tree protection fences, as well as areas to be irrigated, fertilized and mulched on the final construction drawings.
- Clearly show trees for removal on the plans and mark them clearly on site. A Contractor who is a Certified Arborist should perform tree and stump removal. All stumps within the root zone of trees to be preserved shall be ground out using a stump router or left in place. **No trunk within the root zone of other trees shall be removed using a backhoe or other piece of grading equipment.**
- Prior to any grading, or other work on the site that will come within 50' of any tree to be preserved:
  1. Irrigate (if needed) and place a 6" layer of chip mulch over the protected root zone of all trees that will be impacted.
  2. Erect Tree Protection Fences. Place boards against trees located within 3' of construction zones, even if fenced off.
  3. Remove lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site. The Project Arborist should approve the extent of foliage elevation, and oversee the pruning performed by a contractor who is an ISA Certified Arborist.
- For grade cuts, expose roots by hand digging, potholing or using an air spade and then cut roots cleanly prior to further grading outside the tree protection zones.
- For fills, if a cut is required first, follow as for cuts.
- Where possible, specify geotextile fabric and/or thickened paving, re-enforced paving, and structural soil in lieu of compacting, and avoid root cutting as much as possible, prior to placing fill on the soil surface. Any proposed retaining wall or fill soil shall be discussed with the engineer and arborist in order to reduce impacts to trees to be preserved.
- Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.
- Design utility and irrigation trenches to minimize disturbance to tree roots. Where possible, dig trenches with hydro-vac equipment or air spade, placing pipes underneath the roots, or bore the deepest trenches underneath the roots.
- Include on the plans an Arborist Inspection schedule to monitor the site during (and after) **construction to** ensure protection measures are followed and make recommendations for care of the trees **on site, as needed.**

THOMAS JAMES HOMES

RIPLEY DESIGN

RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning

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Walnut Creek
California 94596
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DEVELOPER:

THOMAS JAMES HOMES

255 SHORELINE
SUITE 428
REDWOOD CITY, CA
94065

TEL. (916) 869-6639

PROJECT:

420 POPE STREET

MENLO PARK, CALIFORNIA

TREE PROTECTION

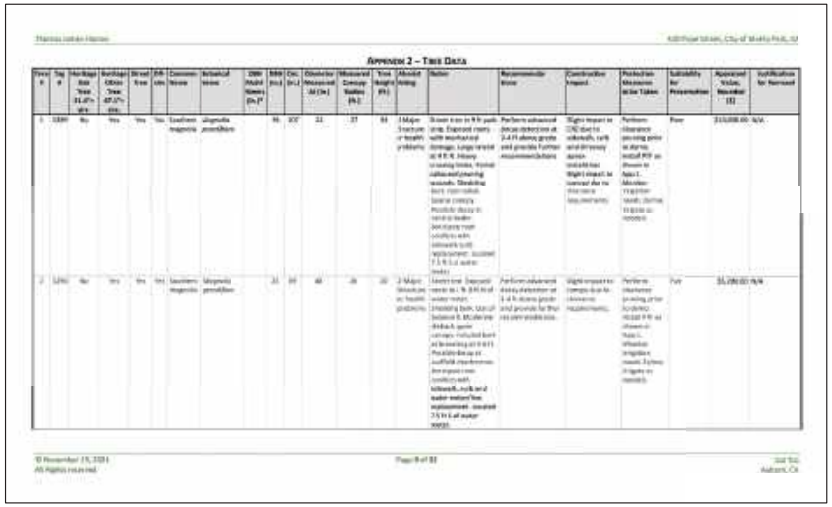
ROOT EXCAVATION AND PRUNING SPECIFICATIONS & TREE PROTECTION MEASURES

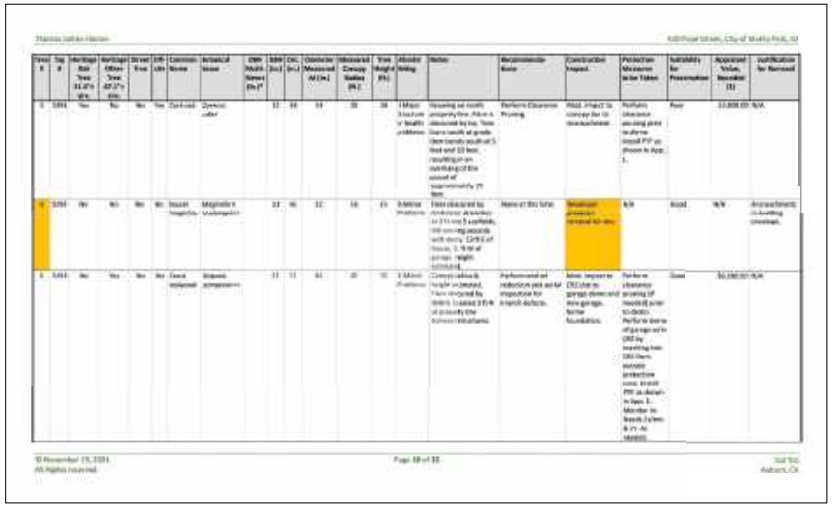
LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
1-17-2025
State of California

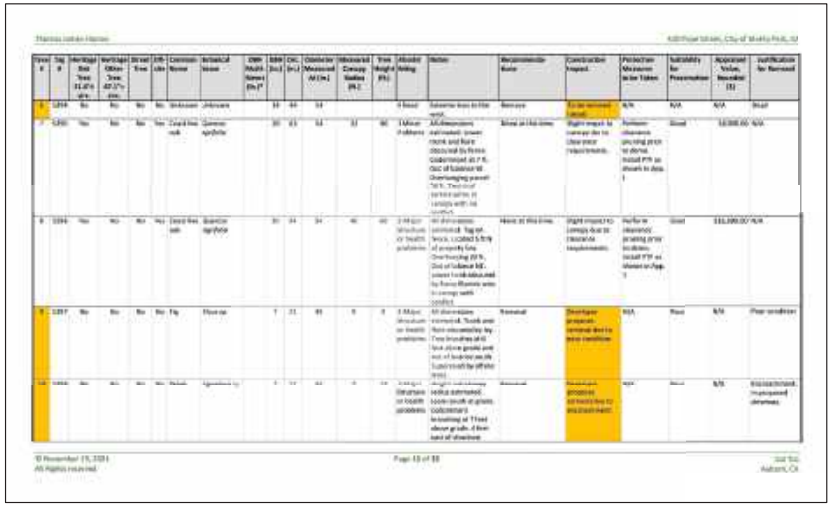
PROJECT #:
DATE: JAN. 17, 2025
SCALE: NONE
DRAWN BY: LC
CHECKED BY: AMC

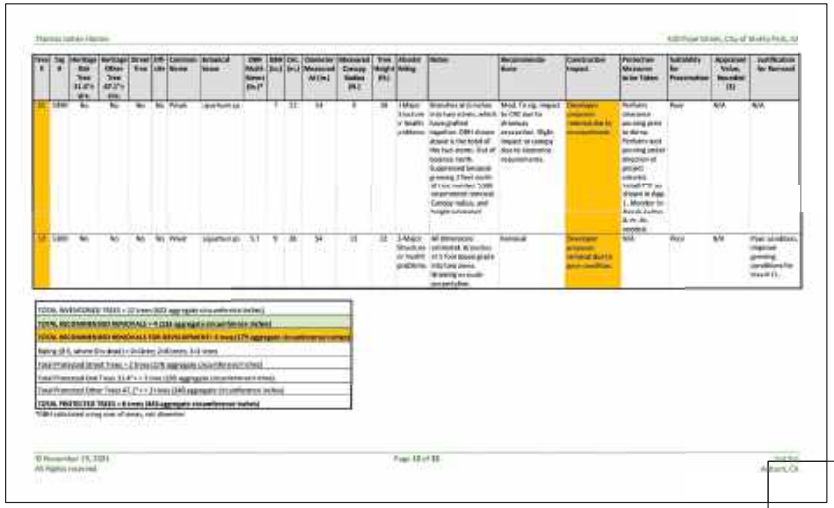
REVISIONS:

SHEET
L3.5
11 OF 12 SHEETS









RIPLEY DESIGN GROUP, INC.
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PROJECT:

420 POPE STREET

MENLO PARK,
CALIFORNIA

TREE PROTECTION

ARBORIST REPORT APPENDIX 2 TREE DATA

LICENSED LANDSCAPE ARCHITECT
ANDREA M. CARPENTER
3684
1-17-2025
State of California

PROJECT #:
DATE: JAN. 17, 2025
SCALE: NONE
DRAWN BY: LC
CHECKED BY: AMC

REVISIONS:

SHEET

L3.6

12 OF 12 SHEETS

A35

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

January 17, 2025

420 Pope Street
Project Description (revised)

PARCEL GENERAL INFORMATION

The 8750 sq. ft. parcel located at **420 Pope Street** is a substandard lot, which is the reason we are requesting a Use Permit for the proposed two-story residence. The **R-1-U** zoning ordinance requires a minimum of 7000 sq ft in area, 65 ft in width and 100ft in depth. The lot area and depth comply with the zoning ordinance, however, the width (50) falls short of the 65 ft prescribed in the ordinance.

There were 12 trees analyzed including 9 trees on-site and 3 trees off-site *(see also Arborist Report & sheet L1.1).* No trees are Significant Trees, and 3 trees are Protected Heritage trees. 6 on-site trees are proposed for removal. Tree protection during construction to be provided for these trees through fencing as well as construction methods to save the trees from being impacted. We have proposed the installation of 6 new 24-inch box trees on the left side and rear of the home.

EXISTING HOME TO BE DEMOLISHED

The existing house is a single-story single-family home built in 1939. The main house is 1-story single-family house consisting of 1112 square feet with 377 square feet detached garage at the left rear yard and a 492 square foot accessory structure at the rear closer to the alley.

PROPOSED SINGLE FAMILY RESIDENCE

We have proposed a two-story single-family residence in a Spanish style elevation with a earth-tone color palette.

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

There are several newer 2-story homes down Pope Street with more Traditional style elevations using lap siding, stucco, hip/gable roofs, and light/dark accents similar to what we have proposed.

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

Given the eclectic style of the neighborhood, we believe the proposed home will blend well. The overall footprint of our home is designed to be open and contributes to the homeowners' healthy living. We kept the front yard setback of our home to the required minimum creating a usable private yard space in the rear. The step back at the second story of the front elevation offers a scaled back appearance from the street to minimize massing. The new home will have 3 bedrooms and 2 baths, an attached 1 bedroom 1-bathroom ADU, and a detached 2-car garage. A light earth-toned color palette proposes an off-white/cream exterior stucco, minimalist windows with black window frames that complement the dark accent color and a darker standing seam roof for contrast. A detached 2-car garage at the rear accessed from the rear alley and 3-off street parking spaces are provided of which 2 are at the rear and 1 at the front facing Pope Street.

NEIGHBOR RELATIONS

Thomas James Homes reached out to neighbors within 300 feet of this property with a copy of the site plan, floor plan, elevations and a letter describing our project. A virtual neighbor meeting was held via Zoom on 8/22/24 to collect feedback and/or concerns from the immediate neighbors. There were no neighbors in attendance at the meeting. We look forward to welcoming our future homeowners and welcome any questions the city may have as we go through the Design Review Use Permit application process.

Sincerely,

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

California Tree and Landscape Consulting, Inc.
359 Nevada Street, #202, Auburn, CA 95603 (530) 745-4086

November 25, 2024

Andy Cost, VP of Land Development, N. California District
Thomas James Homes
275 Shoreline Drive, Suite 400
Redwood City, California 94065
Via Email: acost@tjh.com

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

RE: 420 Pope Street, Menlo Park, California [APN 062-364-050]

EXECUTIVE SUMMARY

Thomas James Homes contacted California Tree and Landscape Consulting, Inc. to document the trees on the property for a better understanding of the existing resource and any potential improvement obstacles that may arise. Thomas James Homes requested an Arborist Report, Tree Inventory, Construction Impact Report and Tree Protection Plan suitable for submittal to the City of Menlo Park. This is a revised Final Arborist Report, Tree Inventory, Construction Impact Assessment and Tree Protection Plan for the initial filing of plans to develop the property. The date of the previous version was June 19, 2024.

Thomas M. Stein, ISA Certified Arborist WE-12854A, visited the property on February 14, 2024, to provide species identification, measurements of DBH and canopy, field condition notes, recommended actions, ratings, and approximate locations for the trees. A total of 12 trees were evaluated on this property, 6 of which are protected trees according to the City of Menlo Park Municipal Code, Chapter 13.24. [1] Five trees are located off the parcel but were included in the inventory because they may be impacted by development of the parcel.

TABLE 1: Tree Inventory Summary

Tree Species	Total Trees Inventoried	Trees on this Site[2]	Protected Heritage Oak Trees	Protected Heritage Other Trees	Street Tree	Trees Proposed for Removal	Total Proposed for Retention[3]
Coast live oak, *Quercus agrifolia*	2	0	2	0	0	0	2
Coast redwood, *Sequoia sempervirens*	1	1	0	1	0	0	1

[1] Any tree protected by the City's Municipal Code will require replacement according to its appraised value if it is damaged beyond repair as a result of construction. In addition, any time development-related work is recommended to be supervised by a Project Arborist, it must be written in the report to describe the work plan and mitigation work. The Project Arborist shall provide a follow-up letter documenting the mitigation has been completed to specification.

[2] CalTLC, Inc. is not a licensed land surveyor. Tree locations are approximate and we do not determine tree ownership. Trees which appear to be on another parcel are listed as off-site and treated as the property of that parcel.

[3] The preservation of existing trees will be determined after review of improvement/building plans when the TPP is prepared.

Tree Species	Total Trees Inventoried	Trees on this Site[2]	Protected Heritage Oak Trees	Protected Heritage Other Trees	Street Tree	Trees Proposed for Removal	Total Proposed for Retention[3]
Cork oak, *Quercus suber*	1	0	1	0	0	0	1
Fig, *Ficus sp.*	1	1	0	0	0	1 (AR, CR)	0
Privet, *Ligustrum sp.*	3	3	0	0	0	3 (AR, CR)	0
Saucer magnolia, *Magnolia × soulangeana*	1	1	0	0	0	1 (CR)	0
Southern magnolia, *Magnolia grandiflora*	2	0	0	2	2	0	2
Unknown – dead	1	1	0	0	0	1 (AR, CR)	0
TOTAL	**12**	**7**	**3**	**3**	**2**	**6**	**6**

[AR = Arborist Recommended Removal, CR = Construction Removal]

ASSIGNMENT

Perform an examination of the site to document the presence and condition of trees protected by the City of Menlo Park. The study area for this effort includes the deeded parcel as delineated in the field by the property fences and any significant or protected trees overhanging from adjacent parcels.

Prepare a report of findings. All trees protected by the City of Menlo Park are included in the inventory.

METHODS

Appendix 2 in this report is the detailed inventory and recommendations for the trees. The following terms and Table A – Ratings Descriptions will further explain our findings.

The protected trees evaluated as part of this report have a numbered tag that was placed on each one that is 1-1/8" x 1-3/8", green anodized aluminum, "acorn" shaped, and labeled: CalTLC, Auburn, CA with 1/4" pre-stamped tree number and Tree Tag. They are attached with a nail, installed at approximately 6 feet above ground level on the approximate north side of the tree. The tag should last ~10-20+ years depending on the species, before it is enveloped by the trees' normal growth cycle.

The appraisals included in this report (see Appendix 4) is based on the 10th Edition of the *Guide for Plant Appraisal*.[4] The trunk formula technique of appraisal provides a basic cost to replace a tree, determined by its species and size. The tree costs are extrapolated from that of the most commonly available and used tree for landscaping, which at this time in Northern California has been determined to be a 24" box specimen.[5] Based on the size and value of the tree as a 24" box, the species are valued at $62.82 to $138.05 per square inch of trunk area. Per the request of the city of Menlo Park, multi-stem trees are measured as a single trunk, just below the lowest point of branching.

The basic value is depreciated by the tree's condition, which is considered a function of its health, structure and form and expressed as a percentage of the basic value. The result is termed the deterioration of the tree.

[4] 2018. Council of Tree and Landscape Appraisers. *Guide for Plant Appraisal*, 10th Edition, 2nd Printing. International Society of Arboriculture, Atlanta, GA

[5] 2004. *Western Chapter Species Classification and Group Assignment.* Western Chapter, International Society of Arboriculture. Porterville, CA

The trees are further depreciated by the functional and external limitations that may impact their ability to grow to their normal size, shape and function. Functional limitations include limited soil volume, adequate growing space, poor soil quality, etc. External limitations include easements, government regulations and ownership issues beyond the control of the tree's owner.

The final value is rounded to the nearest $100 to obtain the assignment result. If the tree is not a complete loss, the value of loss is determined as a percentage of the original value. **It should be noted that Trees # 7-8 (Tags # 5295-5296) are offsite and inspected only from one side, from ground level. The lower to mid-trunks were obscured by fencing. The appraised value shown in the appraisal table and inventory summary should be considered only a rough estimate of the tree's value. If an accurate appraisal is required, the trees will need re-appraisal without the observation limitations, and may require more advanced inspection techniques to determine the extent of the defects.**

TERMS

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

DBH (diameter breast high) is normally measured at 4'6" (54" above the average ground height, but if that varies then the location where it is measured is noted here. A steel diameter tape was used to measure the trees.

Canopy radius is measured in feet. It is the farthest extent of the crown composed of leaves and small twigs measured by a steel tape. This measurement often defines the Critical Root Zone (CRZ) or Protection Zone (PZ), which is a circular area around a tree with a radius equal to this measurement.

Actions listed are recommendations to improve health or structure of the tree. Trees in public spaces require maintenance. If a tree is to remain and be preserved, then the tree may need some form of work to reduce the likelihood of failure and increase the longevity of the tree. Preservation requirements and actions based on a proposed development plan are not included here.

Arborist Rating is subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead). The rating was done in the field at the time of the measuring and inspection.

Table A – Ratings Descriptions

No problem(s)	5	excellent
No apparent problem(s)	4	good
Minor problem(s)	3	fair
Major problem(s)	2	poor
Extreme problem(s)	1	hazardous, non-correctable
Dead	0	dead

Rating #0: This indicates a tree that has no significant sign of life.

Rating #1: The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.

Rating #2: The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed.

Rating #3: The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated.

Rating #4: The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.

Rating #5: No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent.

Notes indicate the health, structure and environment of the tree and explain why the tree should be removed or preserved. Additional notes may indicate if problems are minor, extreme or correctible.

Remove is the recommendation that the tree be removed. The recommendation will normally be based either on poor structure or poor health and is indicated as follows:

Yes H – Tree is unhealthy
Yes S – Tree is structurally unsound

OBSERVATIONS AND CONCLUSIONS

The site is located in an existing subdivision with single-family residences, and the vegetation is comprised of ornamental landscape plants. The existing single-story home has a reported area of 1,100 sq. ft. and a reported lot size of 8,750 sq. ft. There is a detached garage and separate structure in close proximity to Tree # 5 (Tag # 5293). The home is connected to electrical, communication, gas, water, and sanitary sewer infrastructure. The development plans include demolition of the existing home and garage, and construction of a new two-story home and detached garage. Refer to Appendix 2 – Tree Data for details

RECOMMENDED REMOVALS OF HAZARDOUS, DEFECTIVE OR UNHEALTHY TREES

At this time, four trees on the property have been recommended for removal from the proposed project area due to the nature and extent of defects, compromised health, and/or structural instability noted at the time of field inventory efforts. If these trees were retained within the proposed project area, it is our opinion that they may be hazardous depending upon their proximity to planned development activities. For reference, the trees which have been recommended for removal are highlighted in green within the accompanying Tree Data (Appendix 2) and briefly summarized as follows:

Tree #	Tag #	Heritage Oak Tree 31.4"+ circ.	Heritage Other Tree 47.1"+ circ.	Street Tree	Off-site	Common Name	Botanical Name	DBH (in.)	Circ. (ft.)	Diameter Measured At (in.)	Arborist Rating
6	5294	No	No	No	No	Unknown	*N/A*	14	44	54	0-Dead
9	5297	No	No	No	No	Fig	*Ficus sp.*	7	22	48	2-Major issues
10	5298	No	No	No	No	Privet	*Ligustrum sp..*	7	22	54	2-Major issues
12	5300	No	No	No	No	Privet	*Ligustrum sp..*	9	28	54	2-Major issues

CONSTRUCTION IMPACT ASSESSMENT

This Arborist Report and Tree Inventory is intended to provide to Thomas James Homes, the City of Menlo Park, and other members of the development team a detailed *pre-development review* of the species, size, and current structure and vigor of the trees within and/or overhanging the proposed project area. At this time, we have reviewed the Proposed Site Plan prepared by Bassenian/Lagoni, dated April 10, 2024, the Landscape Improvement Plans prepared by

Ripley Design Group, dated November 12, 2024 and the Area Plan prepared by CBG Engineers, dated November 18, 2024. The perceived impacts to inventoried trees are summarized below.

Tree # 1 (Tag # 5289): This is a protected off-site street tree. Slight impact to the critical root zone (CRZ) is expected due to driveway apron replacement. Slight impact to the tree's canopy due to clearance requirements.

Tree # 2 (Tag # 5290): This is a protected off-site street tree. Slight impact to the tree's canopy is expected due to clearance requirements.

Tree # 3 (Tag # 5291): Moderate impact to the protected, off-site tree's canopy due to encroachment.

Tree # 4 (Tag # 5292): The developer proposes removal of this non-protected tree due to encroachment (inside building envelope).

Tree # 5 (Tag # 5293): Moderate impact to the CRZ due to garage demolition and new garage and home foundation excavation.

Tree # 6 (Tag # 5294): The developer proposes removal of this tree. It is dead.

Tree # 7 (Tag # 5295): Slight impact to the off-site tree's canopy due to clearance requirements.

Tree # 8 (Tag # 5296): Slight impact to the off-site tree's canopy due to clearance requirements. No more than 20% of the tree's canopy is expected to be pruned for clearance.

Tree # 9 (Tag # 5297): The developer proposes removal of this tree due to its poor condition.

Tree # 10 (Tag # 5298): The developer proposes removal of this tree due to encroachment. It is in the proposed new driveway.

Tree # 11 (Tag # 5299): The developer proposes removal of this tree due to encroachment. It is in the proposed new driveway.

Tree # 12 (Tag # 5300): The developer proposes removal of this tree due to its poor condition.

Any tree protected by the City's Municipal Code will require replacement according to its appraised value if it is damaged beyond repair as a result of construction. Any time development-related work is recommended to be supervised by a Project Arborist, it must be written in the report to describe the work plan and mitigation work. The Project Arborist shall provide a follow-up letter documenting the mitigation has been completed to specification.

DISCUSSION

Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience, and City ordinance requirements, so as to enhance tree longevity. This requires their root zones remain intact and viable, despite heavy equipment being on site, and the need to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil has serious consequences for tree health.

Following is a summary of Impacts to trees during construction and Tree Protection measures that should be incorporated into the site plans in order to protect the trees. Once the plans are approved, they become the document

that all contractors will follow. ***The plans become the contract between the owner and the contractor, so that only items spelled out in the plans can be expected to be followed. Hence, all protection measures, such as fence locations, mulch requirements and root pruning specifications must be shown on the plans.***

RECOMMENDATIONS: SUMMARY OF TREE PROTECTION MEASURES

Hire a Project Arborist to help ensure protection measures are incorporated into the site plans and followed. The Project Arborist should, in cooperation with the Engineers and/or Architects:

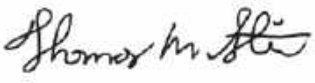
- Identify the Root Protection Zones on the final construction drawings, prior to bidding the project.
- Show the placement of tree protection fences, as well as areas to be irrigated, fertilized and mulched on the final construction drawings.
- Clearly show trees for removal on the plans and mark them clearly on site. A Contractor who is a Certified Arborist should perform tree and stump removal. All stumps within the root zone of trees to be preserved shall be ground out using a stump router or left in place. **No trunk within the root zone of other trees shall be removed using a backhoe or other piece of grading equipment**.
- Prior to any grading, or other work on the site that will come within 50' of any tree to be preserved:
    1. Irrigate (if needed) and place a 6" layer of chip mulch over the protected root zone of all trees that will be impacted.
    2. Erect Tree Protection Fences. Place boards against trees located within 3' of construction zones, even if fenced off.
    3. Remove lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site. The Project Arborist should approve the extent of foliage elevation, and oversee the pruning, performed by a contractor who is an ISA Certified Arborist.
- For grade cuts, expose roots by hand digging, potholing or using an air spade and then cut roots cleanly prior to further grading outside the tree protection zones.
- For fills, if a cut is required first, follow as for cuts.
- Where possible, specify geotextile fabric and/or thickened paving, re-enforced paving, and structural soil in lieu of compacting, and avoid root cutting as much as possible, prior to placing fills on the soil surface. Any proposed retaining wall or fill soil shall be discussed with the engineer and arborist in order to reduce impacts to trees to be preserved.
- Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.
- Design utility and irrigation trenches to minimize disturbance to tree roots. Where possible, dig trenches with hydro-vac equipment or air spade, placing pipes underneath the roots, or bore the deeper trenches underneath the roots.
- Include on the plans an Arborist inspection schedule to monitor the site during (and after) construction to ensure protection measures are followed and make recommendations for care of the trees on site, as needed.

General Tree protection measures are included as Appendix 3. These measures need to be included on the Site, Grading, Utility and Landscape Plans. A final report of recommendations specific to the plan can be completed as part of, and in conjunction with, the actual plans. This will require the arborist working directly with the engineer and architect for the project. If the above recommendations are followed, the amount of time required by the arborist for the final report should be minimal.

Report Prepared by:

Caroline Nicholas
Arborist Assistant

Project Arborist:



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

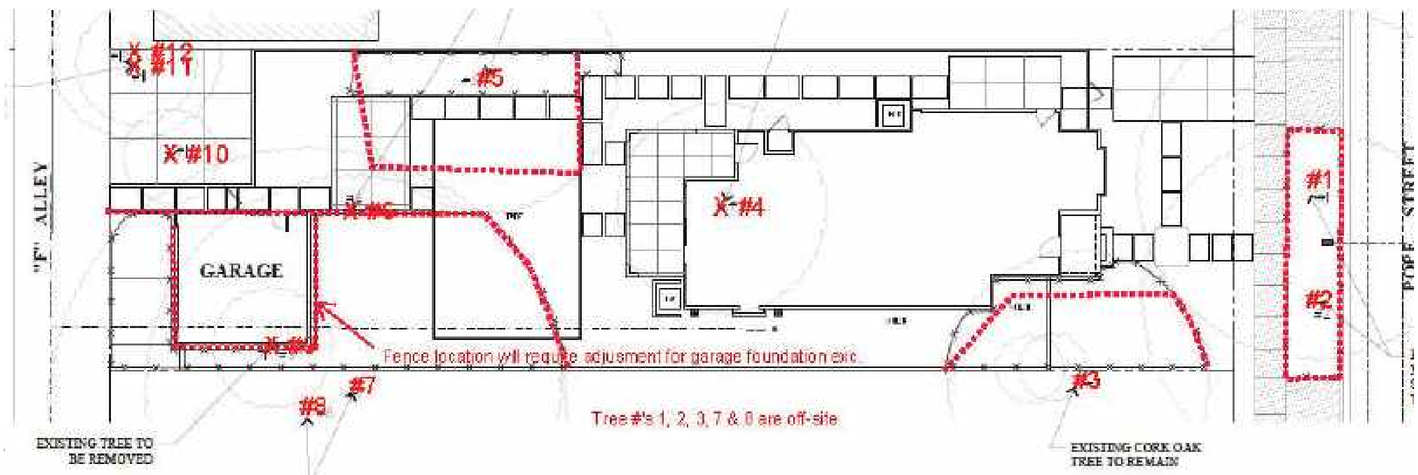
Report Reviewed by:

Gordon Mann
Consulting Arborist and Urban Forester
Registered Consulting Arborist #480
ISA Certified Arborist and Municipal Specialist #WE-0151AM
CaUFC Certified Urban Forester #127
ISA Qualified Tree Risk Assessor #1005
Nevada County Fire Safe Council Defensible Space Advisory Training

Enc.: Appendix 1 – Tree Protection Plan
Appendix 2 – Tree Data
Appendix 3 – General Practices for Tree Protection
Appendix 4 – Appraisal Value Table
Appendix 5 – Tree Protection Specifications
Appendix 6 – Photographs

Tree #	Tag #	Common Name	DBH (in.)	Development Status
1	5289	Southern magnolia	34	Retain
2	5290	Southern magnolia	22	Retain
3	5291	Cork oak	12	Retain
4	5292	Saucer magnolia	13	Remove
5	5293	Coast redwood	23	Retain
6	5294	Unknown	14	Remove
7	5295	Coast live oak	20	Retain
8	5296	Coast live oak	30	Retain
9	5297	Fig	7	Remove
10	5298	Privet	7	Remove
10	5299	Privet	7	Remove
12	5300	Privet	9	Remove

SEE ARBORIST REPORT FOR ADDITIONAL DETAILS



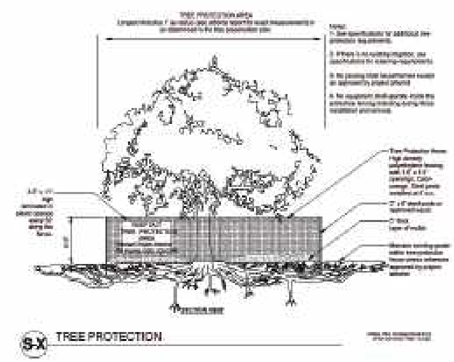
Esri, USDA Farm Service Agency

California Tree & Landscape Consulting, Inc.

359 Nevada St., Suite 201
Auburn, CA 95603

TREE PROTECTION GENERAL REQUIREMENTS

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



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TREE PROTECTION PLAN
Page 1 of 1

Property Line
Measured Tree Canopy
Tree Protection Fencing
X = Removals

Sheet No.
TPP 1.1

420 Pope Street

City of Menlo Park, California

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

Date: June20, 2024

APPENDIX 2 – TREE DATA

Tree #	Tag #	Heritage Oak Tree 31.4"+ circ.	Heritage Other Tree 47.1"+ circ.	Street Tree	Off-site	Common Name	Botanical Name	DBH Multi-Stems (in.)*	DBH (in.)	Circ. (in.)	Diameter Measured At (in.)	Measured Canopy Radius (ft.)	Tree Height (ft.)	Arborist Rating	Notes	Recommenda-tions	Construction Impact	Protective Measures to be Taken	Suitability for Preservation	Appraised Value, Rounded ($)	Justification for Removal
1	5289	No	Yes	Yes	Yes	Southern magnolia	*Magnolia grandiflora*		34	107	24	27	34	2-Major Structure or health problems	Street tree in 9 ft park strip. Exposed roots with mechanical damage. Large lateral at 4 ft N .Heavy crossing limbs. Partial calloused pruning wounds. Shedding bark. Lion tailed. Sparse canopy. Possible decay in central leader. Anticipate root conflicts with sidewalk, curb replacement. Located 7.5 ft S of water meter	Perform advanced decay detection at 3-4 ft above grade and provide further recommendations	Slight Impact to CRZ due to driveway apron installation. Slight impact to canopy due to clearance requirements.	Perform clearance pruning prior to demo. Install PTF as shown in App.1. Monitor irrigation needs 2x/mo; Irrigate as needed.	Poor	$10,000.00	N/A
2	5290	No	Yes	Yes	Yes	Southern magnolia	*Magnolia grandiflora*		22	69	48	26	20	2-Major Structure or health problems	Street tree. Exposed roots to 4 ft. 8 ft N of water meter. Shedding bark. Out of balance N. Moderate dieback upper canopy. Included bark at branching at 5-6 ft. Possible decay at scaffold attachments. Anticipate root conflicts with sidewalk, curb and water meter/line replacement. Located 7.5 ft S of water meter.	Perform advanced decay detection at 3-4 ft above grade and provide further recommendations.	Slight impact to canopy due to clearance requirements.	Perform clearance pruning prior to demo. Install PTF as shown in App.1. Monitor irrigation needs 2x/mo; Irrigate as needed.	Fair	$5,200.00	N/A

Tree #	Tag #	Heritage Oak Tree 31.4"+ circ.	Heritage Other Tree 47.1"+ circ.	Street Tree	Off-site	Common Name	Botanical Name	DBH Multi-Stems (in.)*	DBH (in.)	Circ. (in.)	Diameter Measured At (in.)	Measured Canopy Radius (ft.)	Tree Height (ft.)	Arborist Rating	Notes	Recommenda-tions	Construction Impact	Protective Measures to be Taken	Suitability for Preservation	Appraised Value, Rounded ($)	Justification for Removal
3	5291	Yes	No	No	Yes	Cork oak	*Quercus suber*		12	38	54	20	18	2-Major Structure or health problems	Growing on north property line. Flare is obscured by Ivy. Tree leans south at grade then bends south at 5 feet and 10 feet, resulting in an overhang of the parcel of approximately 19 feet.	Perform Clearance Pruning.	Mod. Impact to canopy due to encroachment.	Perform clearance pruning prior to demo. Install PTF as shown in App. 1.	Poor	$2,800.00	N/A
4	5292	No	No	No	No	Saucer magnolia	*Magnolia × soulangeana*		13	41	12	16	15	3-Minor Problems	Flare obscured by landscape. Branches at 2 ft into 5 scaffolds. Old pruning wounds with decay. 13 ft E of house, 11 ft W of garage. Height estimated.	None at this time.	Developer proposes removal for dev.	N/A	Good	N/A	Encroachment; in building envelope.
5	5293	No	Yes	No	No	Coast redwood	*Sequoia sempervirens*		23	72	54	20	70	3-Minor Problems	Canopy radius & height estimated. Flare obscured by debris. Located 3 ft N of property line between structures.	Perform end wt reduction and aerial inspection for branch defects.	Mod. impact to CRZ due to garage demo and new garage, home foundation.	Perform clearance pruning (if needed) prior to demo. Perform demo of garage w/in CRZ by reaching into CRZ from outside protection zone. Install PTF as shown in App. 1. Monitor irr. Needs 2x/mo & irr. As needed.	Good	$9,500.00	N/A

Tree #	Tag #	Heritage Oak Tree 31.4"+ circ.	Heritage Other Tree 47.1"+ circ.	Street Tree	Off-site	Common Name	Botanical Name	DBH Multi-Stems (in.)*	DBH (in.)	Circ. (in.)	Diameter Measured At (in.)	Measured Canopy Radius (ft.)	Tree Height (ft.)	Arborist Rating	Notes	Recommenda-tions	Construction Impact	Protective Measures to be Taken	Suitability for Preservation	Appraised Value, Rounded ($)	Justification for Removal
6	5294	No	No	No	No	Unknown	*Unknown*		14	44	54			0-Dead	Extreme lean to the west.	Remove	To be removed (dead)	N/A	N/A	N/A	Dead
7	5295	Yes	No	No	Yes	Coast live oak	*Quercus agrifolia*		20	63	54	32	60	3-Minor Problems	All dimensions estimated. Lower trunk and flare obscured by fence. Codominant at 7 ft. Out of balance W. Overhanging parcel 30 ft. Electrical service wires in canopy with no conflict.	None at this time.	Slight impact to canopy due to clearance requirements.	Perform clearance pruning prior to demo. Install PTF as shown in App. 1	Good	$8,900.00	N/A
8	5296	Yes	No	No	Yes	Coast live oak	*Quercus agrifolia*		30	94	54	40	60	2-Major Structure or health problems	All dimensions estimated. Tag on fence. Located 5 ft N of property line. Overhanging 20 ft. Out of balance NE. Lower trunk obscured by fence. Electric wire in canopy with conflict.	None at this time.	Slight impact to canopy due to clearance requirements.	Perform clearance pruning prior to demo. Install PTF as shown in App. 1	Good	$16,000.00	N/A
9	5297	No	No	No	No	Fig	*Ficus sp.*		7	22	48	9	8	2-Major Structure or health problems	All dimensions estimated. Trunk and flare obscured by Ivy. Tree branches at 6 feet above grade and out of balance south. Suppressed by offsite trees.	Removal	Developer proposes removal due to poor condition.	N/A	Poor	N/A	Poor condition
10	5298	No	No	No	No	Privet	*Ligustrum sp.*		7	22	54	7	17	2-Major Structure or health problems	Height and canopy radius estimated. Leans south at grade. Codominant branching at 7 feet above grade. 4 feet east of structure.	Removal	Developer proposes removal due to encroachment.	N/A	Poor	N/A	Encroachment; in proposed driveway.

Tree #	Tag #	Heritage Oak Tree 31.4"+ circ.	Heritage Other Tree 47.1"+ circ.	Street Tree	Off-site	Common Name	Botanical Name	DBH Multi-Stems (in.)*	DBH (in.)	Circ. (in.)	Diameter Measured At (in.)	Measured Canopy Radius (ft.)	Tree Height (ft.)	Arborist Rating	Notes	Recommenda-tions	Construction Impact	Protective Measures to be Taken	Suitability for Preservation	Appraised Value, Rounded ($)	Justification for Removal
11	5299	No	No	No	No	Privet	*Ligustrum sp.*		7	22	54	9	18	2-Major Structure or health problems	Branches at 6 inches into two stems, which have grafted together. DBH shown above is the total of the two stems. Out of balance north. Suppressed because growing 2 feet north of tree number 5300 recommend removal. Canopy radius, and height estimated	Mod. To sig. impact to CRZ due to driveway excavation. Slight impact to canopy due to clearance requirements.	Developer proposes removal due to encroachment.	Perform clearance pruning prior to demo. Perform root pruning under direction of project arborist. Install PTF as shown in App. 1. Monitor irr. Needs 2x/mo & irr. As needed.	Poor	N/A	N/A
12	5300	No	No	No	No	Privet	*Ligustrum sp.*	5,7	9	28	54	13	22	2-Major Structure or health problems	All dimensions estimated. Branches at 1 foot above grade into two stems. Growing on south property line.	Removal	Developer proposes removal due to poor condition.	N/A	Poor	N/A	Poor condition, improve growing conditions for tree # 11.

TOTAL INVENTORIED TREES = 12 trees (622 aggregate circumference inches)
TOTAL RECOMMENDED REMOVALS = 4 (116 aggregate circumference inches)
TOTAL RECOMMENDED REMOVALS FOR DEVELOPMENT= 6 trees (179 aggregate circumference inches)
Rating (0-5, where 0 is dead) = 0=1tree; 2=8 trees; 3=3 trees
Total Protected Street Trees = 2 trees (176 aggregate circumference inches)
Total Protected Oak Trees 31.4"+ = 3 tree (195 aggregate circumference inches)
Total Protected Other Trees 47.1"+ = 3 trees (248 aggregate circumference inches)
TOTAL PROTECTED TREES = 6 trees (443 aggregate circumference inches)

*DBH calculated using sum of areas, not diameter.

APPENDIX 3 – GENERAL PRACTICES FOR TREE PROTECTION

Definitions:

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on large valley oaks and coast live oaks is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor's ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 1'. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

A protective barrier of 6' chain link fence shall be installed around the dripline of protected tree(s). The fencing can be moved within the dripline if authorized by the project arborist or city arborist, but not

closer than 2' from the trunk of any tree. Fence posts shall be 1.5" in diameter and are to be driven 2' into the ground. The distance between posts shall not be more than 10'. Movable barriers of chain link fencing secured to cement blocks can be substituted for "fixed" fencing if the project arborist and city arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the project or city arborist.

Where the city or project arborist has determined that tree protection fencing will interfere with the safety of work crews, tree wrap may be used as an alternative form of tree protection. Wooden slats at least 1" thick are to be bound securely, edge to edge, around the trunk. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the city or project arborist. Straw waddle may also be used as a trunk wrap by coiling waddle around the trunk up to a minimum height of 6' from grade. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the straw waddle.

Signage should be placed on the protective tree fence no further than 30' apart. The signage should present the following information:

- The tree protection fence shall not be moved without authorization of the Project or City Arborist.
- Storage of building materials or soil is prohibited within the Tree Protection Zone.
- Construction or operation of construction equipment is prohibited within the tree protection zone.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Do not allow run off or spillage of damaging materials into the area below any tree canopy.

Do not store materials, stockpile soil or park or drive vehicles within the TPZ.

Do not cut, break, skin or bruise roots, branches, or trunks without first obtaining authorization from the city arborist.

Do not allow fires under and adjacent to trees.

Do not discharge exhaust into foliage.

Do not secure cable, chain or rope to trees or shrubs.

Do not trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the city arborist.

Do not apply soil sterilant under pavement near existing trees.

Only excavation by hand, compressed air or hydro-vac shall be allowed within the dripline of trees.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay

organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.[6]

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Route pipes outside of the area that is 10 times the diameter of the protected tree to avoid conflicts with roots. Where it is not possible to reroute pipes or trenches, the contractor shall bore beneath the dripline of the tree. The boring shall take place not less than 3' below the surface of the soil in order to avoid encountering feeder roots. Alternatively, the trench can be excavated using hand, pneumatic of hydro-vac techniques within the RPZ. The goal is to avoid damaging the roots while excavating. The pipes should be fed under the exposed roots. Trenches should be filled within 24 hours, but where this is not possible the side of the trench adjacent to the trees shall be kept shaded with 4 layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of "preserved" roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

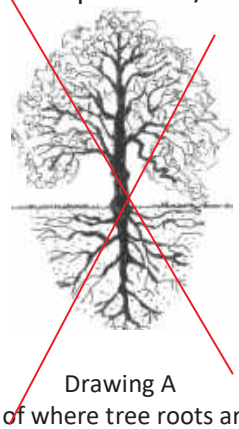
Design the irrigation system so it can slowly apply water (no more than ¼" to ½" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least once a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs.

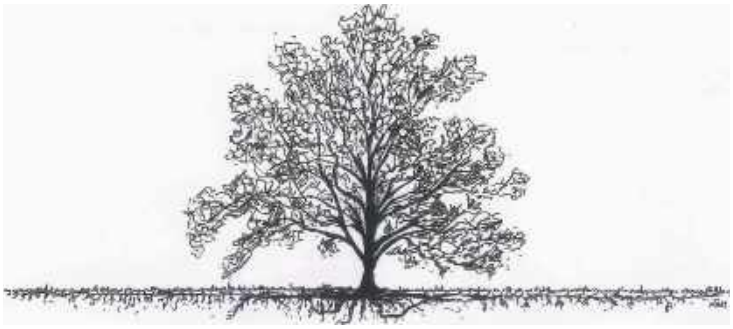
[6] International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy (see Drawing A below). The correct root structure of a tree is in Drawing B. All plants' roots need both water and air for survival. Surface roots are a common phenomenon with trees grown in compacted soil. Poor canopy development or canopy decline in mature trees is often the result of inadequate root space and/or soil compaction.



Drawing A
Common misconception of where tree roots are assumed to be located



Drawing B
The reality of where roots are generally located

Structural Issues

Limited space for canopy development produces poor structure in trees. The largest tree in a given area, which is 'shading' the other trees is considered Dominant. The 'shaded' trees are considered Suppressed. The following picture illustrates this point. Suppressed trees are more likely to become a potential hazard due to their poor structure.

Dominant Tree

Growth is upright

Canopy is balanced by limbs and foliage equally

Suppressed Tree

Canopy weight all to one side

Limbs and foliage grow away from dominant tree

Co-dominant leaders are another common structural problem in trees.

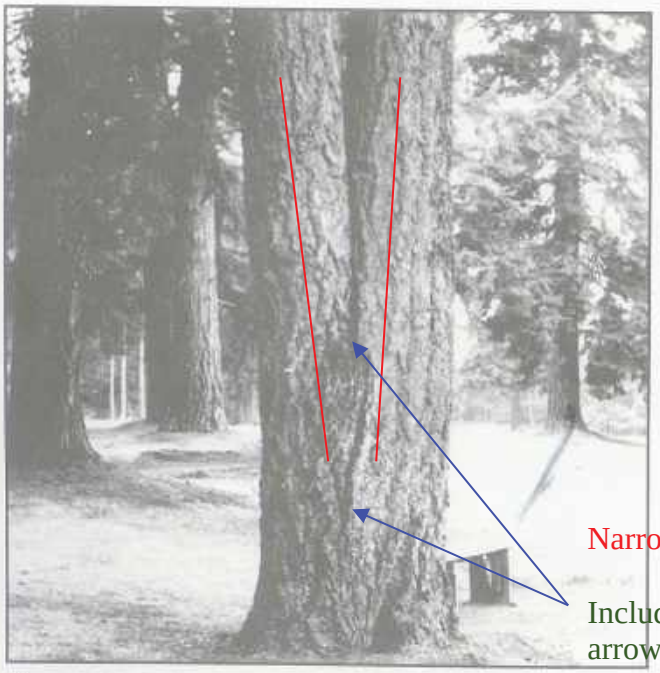


Figure 6. Codominant stems are inherently weak because the stems are of similar diameter.

The tree in this picture has a co-dominant leader at about 3' and included bark up to 7 or 8'. Included bark occurs when two or more limbs have a narrow angle of attachment resulting in bark between the stems – instead of cell to cell structure. This is considered a critical defect in trees and is the cause of many failures.

Narrow Angle

Included Bark between the arrows

Photo from Evaluation of Hazard Trees in Urban Areas by Nelda P. Matheny and James R. Clark, 1994 International Society of Arboriculture

Pruning Mature Trees for Risk Reduction

There are few good reasons to prune mature trees. Removal of deadwood, directional pruning, removal of decayed or damaged wood, and end-weight reduction as a method of mitigation for structural faults are the only reasons a mature tree should be pruned. Live wood over 3" should not be pruned unless absolutely necessary. Pruning cuts should be clean and correctly placed. Pruning should be done in accordance with the American National Standards Institute (ANSI) A300 standards. It is far better to use more small cuts than a few large cuts as small pruning wounds reduce risk while large wounds increase risk.

Pruning causes an open wound in the tree. Trees do not "heal" they compartmentalize. Any wound made today will always remain, but a healthy tree, in the absence of decay in the wound, will 'cover it' with callus tissue. Large, old pruning wounds with advanced decay are a likely failure point. Mature trees with large wounds are a high failure risk.

Overweight limbs are a common structural fault in suppressed trees. There are two remedial actions for overweight limbs (1) prune the limb to reduce the extension of the canopy, or (2) cable the limb to reduce movement. Cables do not hold weight they only stabilize the limb and require annual inspection.

Photo of another tree – not at this site.

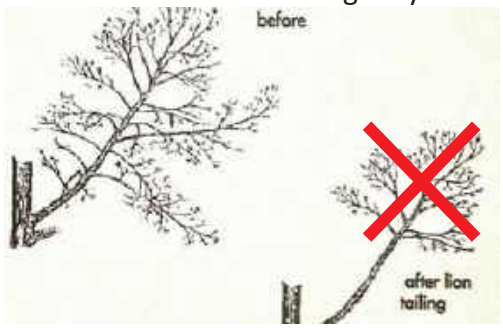
Normal limb structure

Over weight, reaching limb with main stem diameter small compared with amount of foliage present

Photo of another tree – not at this site

Lion's – Tailing is the pruning practice of removal of "an excessive number of inner and/or lower lateral branches from parent branches. Lion's tailing is not an acceptable pruning practice" ANSI A300 (part 1) 4.23. It increases the risk of failure.

Pruning – Cutting back trees changes their natural structure, while leaving trees in their natural form enhances longevity.



Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies. These companies may be licensed by the State of California to do business, but they do not necessarily know anything about trees;

Arborists. Arborist is a broad term. It is intended to mean someone with specialized knowledge of trees but is often used to imply knowledge that is not there.

ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has been trained and tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: isa-arbor.org.

Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and tested to have specialized knowledge of trees and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: https://www.asca-consultants.org/

Decay in Trees

Decay (in General): Fungi cause all decay of living trees. Decay is considered a disease because cell walls are altered, wood strength is affected, and living sapwood cells may be killed. Fungi decay wood by secreting enzymes. Different types of fungi cause different types of decay through the secretion of different chemical enzymes. Some decays, such as white rot, cause less wood strength loss than others because they first attack the lignin (causes cell walls to thicken and reduces susceptibility to decay and pest damage) secondarily the cellulose (another structural component in a cell walls). Others, such as soft rot, attack the cellulose chain and cause substantial losses in wood strength even in the initial stages of decay. Brown rot causes wood to become brittle and fractures easily with tension. Identification of internal decay in a tree is difficult because visible evidence may not be present.

According to Evaluation of Hazard Trees in Urban Areas (Matheny, 1994) decay is a critical factor in the stability of the tree. As decay progresses in the trunk, the stem becomes a hollow tube or cylinder rather than a solid rod. This change is not readily apparent to the casual observer. Trees require only a small amount of bark and wood to transport water, minerals and sugars. Interior heartwood can be eliminated (or degraded) to a great degree without compromising the transport process. Therefore, trees can contain significant amounts of decay without showing decline symptoms in the crown.

Compartmentalization of decay in trees is a biological process in which the cellular tissue around wounds is changed to inhibit fungal growth and provide a barrier against the spread of decay agents into the barrier zones is the formation of while a tree may be able to limit pruning cuts, in the event that there located vertically along the main trunk of the tree, the likelihood of decay progression and the associated structural loss of integrity of the internal wood is high.

additional cells. The weakest of the vertical wall. Accordingly, decay progression inward at large are more than one pruning cut

Oak Tree Impacts

Our native oak trees are easily damaged or killed by having the soil within the Critical Root Zone (CRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don't be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

APPENDIX 4 – APPRAISAL VALUE TABLE

Client: Thomas James Homes: Tree Appraisal at 420 Pope Street, Menlo Park

Tree #	DBH (in)	Species	Trunk Area (in^2)	Unit Cost ($/$in^2$)	Basic Price ($)	Physical Deterioration	Functional Limitations	External Limitations	Total Depreciation	Depreciated Cost ($)	Rounded Cost ($)	% Loss	Assignment Result ($)
1	34	So. Magnolia	907.46	92.81	84223.20	0.28	0.6	0.7	0.12	10022.56	10000.00	0	10000.00
2	22	So. Magnolia	379.94	92.81	35263.00	0.35	0.6	0.7	0.15	5183.66	5200.00	0	5200.00
3	12	Cork Oak	113.04	138.05	15605.07	0.37	0.7	0.7	0.18	2803.71	2800.00	0	2800.00
5	23	Coast Redwood	415.265	62.82	26085.64	0.65	0.7	0.8	0.36	9495.17	9500.00	0	9500.00
7	20	Coast Live Oak	314	78.53	24659.50	0.57	0.8	0.8	0.36	8943.18	8900.00	0	8900.00
8	30	Coast Live Oak	706.5	78.53	55483.88	0.45	0.8	0.8	0.29	15979.36	16000.00	0	16000.00
											Additional Costs	**0**	**$0**
											Assignment Result (Rounded):		**$ 52,400**

*The value of the trees was determined using the Trunk Formula Method, described in the *Guide for Plant Appraisal*, and on the *Species Classification and Group Assignment* published by the Western Chapter, International Society of Arboriculture (ISA).

Unit costs determined using Urban Tree Farm, Fulton, CA price (eff. 2/27/23) for 24-inch box trees plus 8.5% tax, not including delivery.

**Assignment Result does not include removal of existing tree, site preparation, delivery, installation and post-planting care costs.

HERITAGE TREE AND CITY TREE PROTECTION SPECIFICATIONS FOR CONSTRUCTION

Public Works
333 Burgess Dr., Menlo Park, CA 94025
tel 650-330-6760

CITY OF MENLO PARK

Background

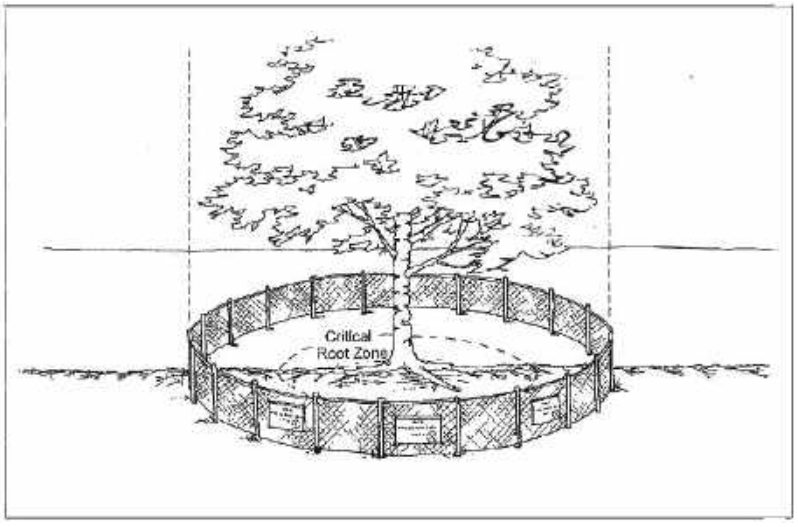
Tree protection measures are required for all heritage trees and city owned trees being retained on or immediately adjacent to active construction sites.

Violation of any of the below provisions may result in heritage tree violation fines, issuance of a stop work order, or other disciplinary action.

Instructions

1. Retain a city approved consulting arborist as the Project Arborist to design and monitor tree protection specifications. The Project Arborist shall report violations of the tree protection specifications by the Contractor to the City Arborist as an issue of non-compliance.
2. Design and implement tree protection measures before construction begins.
   - A tree protection fencing verification letter is required prior to building permit issuance.
3. Report damage of heritage tree(s) by construction activities to the Project Arborist or City Arborist within six (6) hours. Remedial action should be taken within 48 hours.
4. Delineate a Tree Protection Zone (TPZ) around the dripline of protected tree(s). The Project Arborist may establish, with approval by the City Arborist, a larger or smaller TPZ based on the species tolerance, health and vigor of the tree(s).
5. Construct a protective barrier around the TPZ (see Figure 1 below) with the following specifications:
   - Fencing 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;
   - Signage (in both English and Spanish) should be printed on an 11" x 17" yellow-colored paper and secured in a prominent location on each protection fence. Signage shall include the Project Arborist's contact information;
   - Fencing may be moved to within the TPZ if authorized by the Project Arborist and City Arborist. The fence must remain at least 1.5 times the diameter of the tree from its trunk (i.e. The fence must remain at least 30-inches from the trunk of a 20-inch tree); and
   - Movable barriers of chain link fencing secured to cement blocks may be substituted for fixed fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the Project Arborist or City Arborist.

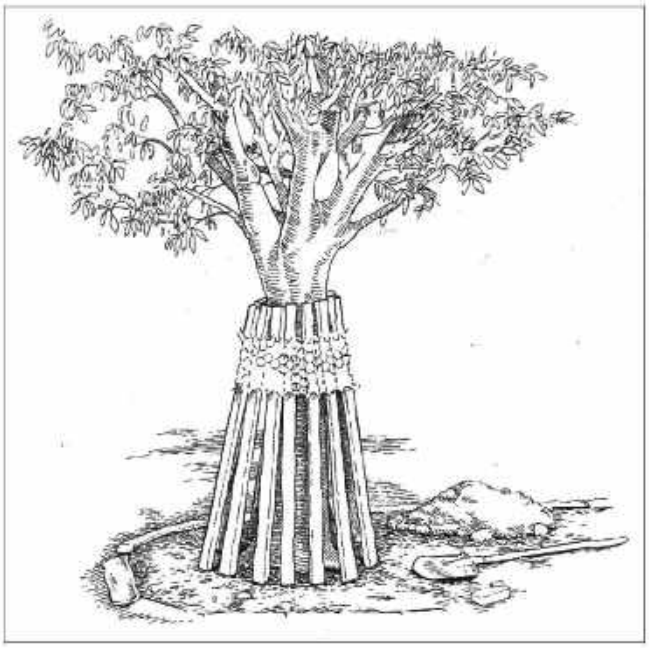
Figure 1: Fenced tree protection zone



Matheny, N., Smiley, E. T., Gilpin, R., & Hauer, R. (2023). Managing trees during construction (3rd ed.). International Society of Arboriculture.

6. Place a 6-inch layer of coarse mulch or woodchips covered with ¾-inch plywood or alternative within the TPZ prior to construction activity. Placement of this protective covering will reduce soil compaction and root impacts. It will also help the soil retain moisture for the roots.
7. As specified by the Project Arborist, ensure adequate irrigation is supplied to the trees on a regular basis. Irrigation helps the trees tolerate root impacts better. Hand watering or drip irrigation lines would suffice. In most cases, irrigation is needed once every 2-3 weeks depending on soil moisture levels.
8. Prohibit the following activities within the TPZ. DO NOT:
   - Place heavy machinery for excavation;
   - Allow runoff or spillage of damaging materials;
   - Store or stockpile materials, tools, or soil;
   - Park or drive vehicles;
   - Trench, dig, or otherwise excavate without first obtaining authorization from the City Arborist or Project Arborist;
   - Change soil grade; and
   - Trench with a machine.
9. When work must occur within the TPZ of a heritage tree (as authorized by the Project Arborist or City Arborist) install trunk protections (see Figure 2 below) with the following specifications:
   - Securely bind wooden slats at least 1-inch-thick around the trunk (preferably on a closed-cell foam pad). Secure and wrap at least one layer of orange plastic construction fencing around the outside of the wooden slats for visibility;
   - DO NOT drive fasteners into the tree;
   - Install trunk protection immediately prior to work within the TPZ and remove protection from the tree(s) as soon as work moves outside the TPZ;
   - Protect major scaffold limbs as determined by the City Arborist or Project Arborist; and
   - If necessary, install wooden barriers at an angle so that the trunk flare and buttress roots are also protected.

Figure 2: Trunk Protection



Matheny, N., Smiley, E. T., Gilpin, R., & Hauer, R. (2023). Managing trees during construction (3rd ed.). International Society of Arboriculture.

10. To avoid injury to tree roots:
    - Only excavate carefully by hand, compressed air, or high-pressure water within the dripline of trees;
    - When the Contractor encounters roots smaller than 2-inches, hand-trim the wall of the trench adjacent to the trees to make even, clean cuts through the roots;
    - Cleanly cut all damaged and torn roots to reduce the incidence of decay;
    - Fill trenches within 24 hours. When it is infeasible to fill trenches within 24 hours, shade the side of the trench adjacent to the trees with four layers of dampened, untreated burlap. Wet burlap as frequently as necessary to maintain moisture; and

- When the Contractor encounters roots 2 inches or larger, report immediately to the Project Arborist. The Project Arborist will decide whether the Contractor may cut roots 2 inches or larger. If a root is retained, excavate by hand or with compressed air under the root. Protect preserved roots with dampened burlap.

11. Route pipes outside of the area that is 10 times the diameter of a protected tree to avoid conflict with roots.
12. Where it is not possible to reroute pipes or trenches, bore beneath the dripline of the tree. Do not bore less than 3-inches below the surface of the soil to avoid damage to small feeder roots.
13. Avoid the following conditions. DO NOT:
    - Cut, break, skin, or bruise roots, branches, or trunks without authorization from the City Arborist;
    - Allow fires under and adjacent to trees;
    - Discharge exhaust into foliage;
    - Direct runoff toward trees;
    - Secure cable, chain, or rope to trees; and
    - Apply soil sterilants under pavement near existing trees.

Periodic inspections

The Project Arborist must provide periodic, on-site tree protection inspections during construction which:

- Occur at least once every four (4) weeks;
- Monitor the effectiveness of the Tree Protection Plan;
- Provide recommendations for any necessary additional care or treatment; and
- Will be followed by monthly construction monitoring reports emailed directly to the City Arborist.

CITY OF MENLO PARK

WARNING TREE PROTECTION AREA

ONLY AUTHORIZED PERSONNEL MAY ENTER THIS AREA

No excavation, trenching, material storage, cleaning, equipment access, or dumping is allowed behind this fence.

Do not remove or relocate this fence without approval from the project arborist. This fencing must remain in its approved location throughout demolition and construction.

Project Arborist contact information:

Name: Gordon Mann or Ed Stirtz
Business: California Tree and Landscape Consulting, Inc.
Phone number: (530) 745-4086

ADVERTENCIA: ÁREA DE PROTECCIÓN DE ÁRBOLES

SÓLO EL PERSONAL AUTORIZADO PUEDE INGRESAR A ESTA ÁREA

No se permite la excavación, zanjas, almacenamiento de materiales, limpieza, acceso de equipos, o vertido de residuos detrás de esta cerca.

No retire ni reubique esta cerca sin la aprobación del arborista del proyecto. Esta cerca debe permanecer en su ubicación aprobada durante todo el proceso de demolición y construcción.

Información de contacto del arborista de este proyecto:

Nombre: Gordon Mann or Ed Stirtz
Empresa: California Tree and Landscape Consulting, Inc.
Número de teléfono: (530) 745-4086

APPENDIX 6 – PHOTOGRAPHS

TREE # 2 AND 1 (OFF-SITE, STREET TREES)

TREE # 3 (OFF-SITE)

TREE # 4

TREE # 5

TREE # 5

TREE # 6 (DEAD)

TREE # 7 (OFF-SITE)

TREE #'S 7 AND 8 (BOTH OFF-SITE)

TREE # 9

TREE #'S 12, 11 AND 10

LOCATION: 420 Pope Street	**PROJECT NUMBER:** PLN2024-00026	**APPLICANT:** Gagan Kang	**OWNER:** SF21G LLC

PROJECT CONDITIONS:

1. The use permit shall be subject to the following **standard** conditions**:**

    a. The applicant shall be required to apply for a building permit within one year from the date of approval (by January 27, 2026) for the use permit to remain in effect.

    b. Development of the project shall be substantially in conformance with the plans prepared by Thomas James Homes consisting of 31 plan sheets, dated received January 17, 2025 and approved by the Planning Commission on January 27, 2025, 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 and the arborist report prepared by California Tree and Landscape Consulting, dated November 25, 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: 420 Pope Street	**PROJECT NUMBER:** PLN2024-00026	**APPLICANT:** Gagan Kang	**OWNER:** SF21G LLC

PROJECT CONDITIONS:

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

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

a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a draft Access Alley Maintenance Agreement for the portion of the alley between 420 Pope Street and either of the two entrances of the alley, subject to review and approval of the Planning and Engineering Divisions. Prior to issuance of a building permit, the applicant shall submit documentation that the approved Access Alley Maintenance Agreement has been recorded at the San Mateo County Clerk-Recorder's Office, subject to review and approval of the Planning and Engineering Divisions.

b. Following the submittal of the draft Access Alley Maintenance Agreement, the Engineering Division will conduct a field inspection of the selected alley stretch and will determine whether any upgrades to the current conditions are required. If upgrades are necessary:

i. The applicant shall modify the plans to include an alley conditions upgrade diagram, specifying that the surface will be improved as directed by the Engineering Division, prior to completion of the project. The modified plans shall be subject to review and approval of the Planning and Engineering Divisions, and shall be required prior to building permit issuance.

ii. Prior to final inspection of the building permit, the applicant shall conduct all required alley upgrades, subject to review and approval of the Engineering and Planning Divisions.

City of Menlo Park

Location Map
420 Pope Street

CITY OF MENLO PARK

Scale: 1:4,000 | Drawn By: THR | Checked By: KTP | Date: 1/27/2025 | Sheet: 1

CITY OF MENLO PARK

STAFF REPORT

Planning Commission
Meeting Date: **1/27/2025**
Staff Report Number: **25-005-PC**

Public Hearing: **Consider and adopt a resolution to approve a use permit for excavation within the required rear setback for a retaining wall on a property located in the R-1-S (Single-Family Residential Suburban) zoning district, at 2319 Warner Range Avenue, and determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures.**

Recommendation

Staff recommends that the Planning Commission adopt a resolution approving a use permit for excavation within the required rear setback for a rear retaining wall on a property located in the R-1-S (Single-Family Residential Suburban) zoning district, at 2319 Warner Range Avenue, 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 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 parcel is located in the Sharon Heights neighborhood. The other residential parcels in the area are also part of the R-1-S zoning district. The greater vicinity features a wider variety of zoning districts and uses, including multi-family residential, schools, parks, and commercial land uses. Like the rest of Sharon Heights, the terrain in this area is varied, and retaining walls are relatively common for driveway/walkway access and to create usable yard areas. The nearby residences vary between single-story and two-story homes, with some older residences in the ranch style, and newer houses in a variety of styles. A location map is included as Attachment B.

Building permit review and initial construction

On April 5, 2023, the applicant submitted for a Building Pre-Application for a new two-story, single-family residence with an attached Accessory Dwelling Unit (ADU). In review of the associated Building permit (BLD2023-00963), the Planning Division determined that while the residence itself would be on a standard lot and would not require any Planning Commission review, the applicant was also proposing greater than

one foot of excavation in the rear and side yards for a retaining wall, which requires use permit review and approval by the Planning Commission. The Planning Division recommendation was to apply for that review as soon as possible, so that both the use permit and building permit could be acted on at approximately the same time, but the applicant preferred to revise the building permit to eliminate the excavation within yards, such that the residence could be issued for construction. The applicant would then simultaneously pursue the use permit, and then later apply for an additional building permit for the retaining wall, assuming the use permit was granted. Alternately, if the Planning Commission were to deny the use permit request, construction of the main residence could be completed per the approved Building plans, without any setback excavation.

After the building permit was issued on October 24, 2023, without any yard excavation shown on the plans, construction on the main residence commenced. During construction, the City Arborist applied a Heritage Tree Violation, as is discussed in a later section.

Analysis

Project description

The subject property is currently under construction with a two-story, single-family residence and attached ADU. The residence includes a basement level, but all of the lightwells are in compliance with setback requirements, so no use permit approval is required for them. The grade of the parcel is lowest at the front, and rises to the rear. Prior to construction, the existing development had some retaining walls in the backyard, although they were not within the rear setback.

The applicant is proposing to build a new retaining wall to create a new, larger flat rear yard area. Because this excavation is within the 20-foot rear setback, it requires Planning Commission use permit approval per Zoning Ordinance Section 16.08.100. The project plans and the applicant's project description letter are included as Attachment A, Exhibits A and B respectively.

Plan set sheet A2 shows the retaining wall with a dark, solid line, with the area of rear setback excavation relayed via hatching. While the original draft Building plans also showed side yard excavation, this element was removed, and only rear yard excavation is currently proposed. As shown on sheet A8.3, the retaining wall would vary in height, up to an approximate maximum of 7.5 feet. Per standard building permit procedures, the retaining wall would be issued on its own permit, and the plan checker would review a site-specific soils report and detailed structural calculations in order to ensure the wall's stability.

The applicant states in the project description letter that the excavation is proposed to achieve a larger and flatter backyard, to enhance the quality of outdoor living.

Design and materials

The proposed retaining wall would be constructed in the lagging wall method, with metal columns driven into the soil supported with concrete footings. Between the columns, pressure-treated wood would support the soil on the uphill side. The applicant states that this method would allow for reduced concrete, excavation, and damage to the existing root systems of the trees. By virtue of the grade change, distance, and location of the existing main residence, the retaining wall would not be particularly visible from the public right-of-way. Similarly, existing fencing to remain would limit views from adjacent properties.

Trees and landscaping

The applicant has submitted an arborist report (Attachment A, Exhibit C), detailing the species, size, and conditions of on-site and nearby trees. A total of 20 trees were assessed, of which five are heritage trees.

During the in-progress construction of the residence, tree #20H (24-inch coast live oak) was not properly protected and was compromised beyond repair. The City Arborist issued a notice of violation (HTR2023-00180), which was appealed to the Public Works Director, who denied the appeal and confirmed the violation. The resolution for this violation was established as the planting of two 48-inch avocado trees after the completion of construction, and the payment of a violation fee of $11,100, based on the appraised value of the coast live oak. The fee has been paid, and the City Arborist will consider the violation fully addressed after replanting of the avocado trees.

In addition, the applicant applied for a Heritage Tree Removal permit (HTR2024-00116) for tree #19H (28-inch Canary Island pine), located close to the proposed retaining wall in the rear-right corner of the property. That request was approved by the City Arborist on August 21, 2024, with a condition that removal was allowed after Building permit issuance, by which staff meant the potential future retaining wall permit. However, the wording was not necessarily as specific as it could have been given that a building permit had already been issued for the main structure, and the applicant team removed the tree at some point in summer/fall 2024. Upon review, the Public Works Department determined that an additional heritage tree violation was not necessarily warranted due to the somewhat vague wording of the condition, and that staff should work to be as clear as possible if a similar situation arises in the future. The associated replanting requirement of six 36-inch box Saratoga laurels remains applicable even if the use permit is not approved, and will be verified prior to final inspection of the building permit.

To protect all other trees on and near the site, the arborist report has identified such measures as tree protection fencing, application of mulch/woodchips within the tree protection zones, and use of hand tools for certain trees. All recommended tree protection measures identified in the arborist report would be implemented and ensured as part of condition 1h. Although the replantings discussed earlier are already required by Public Works and Building protocols, staff has added project-specific condition 2a in order to provide a backup verification.

Correspondence

The original project description letter states that the owners would be doing outreach to neighbors about the proposal; however, the applicant has not confirmed if the outreach occurred. In any event, applicant outreach to neighbors is an optional/recommended item, not a requirement. Staff has not received any comments or inquiries from the public regarding the proposed retaining wall excavation.

Conclusion

Staff believes that the proposed excavation would improve the usability of the rear yard. The retaining wall would not be particularly visible from the public right-of-way or neighboring properties, and its stability and safety would be ensured through standard building permit review protocols. Tree issues would be fully resolved to the City Arborist's satisfaction once the required replantings occurs. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

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

Environmental Review

The project is categorically exempt under Class 3 (Section 15303, "New construction or conversion of small structures") of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice

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

Appeal Period

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

Attachments

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

Report prepared by:
Thomas Rogers, Principal Planner

Report reviewed by:
Kyle Perata, Assistant Community Development Director

PLANNING COMMISSION RESOLUTION NO. 2024- 0xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT FOR EXCAVATION WITHIN THE REQUIRED REAR SETBACK FOR A RETAINING WALL ON A PROPERTY WITHIN THE R-1-S (SINGLE FAMILY SUBURBAN RESIDENTIAL) ZONING DISTRICT, AT 2319 WARNER RANGE AVENUE.

WHEREAS, the City of Menlo Park ("City") received an application requesting a use permit for excavation within the required rear setback for a retaining wall on a property within the R-1-S (Single Family Suburban Residential) zoning district (collectively, the "Project") from Salar Safaei ("Applicant") located at 2319 Warner Range Avenue (APN 074-203-040) ("Property"). The Project use permit is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the Single Family Suburban Residential (R-1-S) district. The R-1-S district allows excavation within required setbacks through a use permit; and

WHEREAS, other than the proposed excavation, the proposed project would comply with all objective standards of the R-1-S district for the overall parcel; and

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

WHEREAS, the 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 January 27, 2025, 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 excavation within the required rear setback for a retaining wall is granted based on the following findings, which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:

    a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-1-S zoning district and the General Plan because excavation within the setback is allowed to issuance of a use permit.

    b. The excavation and retaining wall would not be particularly visible from the public right-of-way or neighboring properties, and would allow for a more usable back yard.

    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 safety and stability of

the excavation and new retaining wall would be ensured through standard review protocols of the associated Building Permit.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2023-00039, 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 D.

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 January 27, 2025, 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 January, 2025.

PC Liaison Signature

_____
Kyle Perata
Assistant Community Development Director
City of Menlo Park

Exhibits

A. Project plans
B. Project description letter
C. Arborist report
D. Conditions of approval

EXHIBIT A

2 RENDERED FRONT PERSPECTIVE VIEW

1 RENDERED REAR PERSPECTIVE VIEW

PROJECT DESCRIPTION

PROPOSED PROJECT AT 2319 WARNER RANGE IS TO INSTALL A NEW SITE RETAINING WALL IN THE REAR OF THE PROPERTY IN THE THE REQUIRED REAR SETBACK REQUIRING A USE PERMIT. PURPOSE OF THIS RETAINING WALL IS TO CREATE A USABLE BACKYARD.

NOTE: MAIN HOUSE AND ADU HAVE BEEN APPROVED AND UNDER CONSTRUCTION UNDER A SEPRATE PERMIT.

Safaei Design Group
www. safaeidesign.com
t: +1 (415) 96 SALAH

Revision No. Date

SIGNATURES

Job Title
2319 WARNER RANGE

Job Address
2319 Warner Range Ave, Menlo Park, CA 94025

Date
07.07.2024

Issued For
PLANNING

Job No.
2319

Drawn By: Author
Checked By: Checker

Scale

Sheet Title
COVERSHEET

Sheet No.
A0

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A5

1 RENDERED FRONT ELEVATION
3/16" = 1'-0"

TRACT MAP

2 RENDERED REAR ELEVATION
3/16" = 1'-0"

NOTES:

+ HERS RATING VERIFICATION ITEMS:
  - HVAC COOLING MINIMUM AIRFLOW AND FAN EFFICIENCY
  - HVAC DISTRIBUTION SYSTEMS & DUCT SEALING
  - BUILDING IAQ MECHANICAL VENTILATION
  CONTRACTOR TO PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (HERS) TO BUILDING INSPECTOR PRIOR TO FINAL INSPECTION

+ GREEN BUILDING CODE VERIFICATION:
  THIS PROJECT IS SUBJECT TO THE MANDATORY MEASURE REQUIREMENTS OF THE 2019 CALIFORNIA BUILDING CODE, SEE VERIFICATION CHECKLIST ON SHEET A10. THIRD PARTY VERIFICATION REQUIRED FOR IMPLEMENTATION OF ALL REQUIRED MEASURES, PRIOR TO FINAL INSPECTION.

+ CONSTRUCTION SITE FIRE SAFETY:
  ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND SPECIFICATION SI-7

CONSULTANTS:

OWNER:
VISTA HOMES

DESIGNER:
SAFAEI DESIGN GROUP
127 KELTON AVE,
SAN MATEO, CA 94070
T: 415-461-2521
EMAIL: SALAR@SAFAEI DESIGN GROUP

STRUCTURAL ENGINEER:
RAHMANI & ASSOCIATES, INC.
CONTACT: Mohammad Rahmani
PHONE: 408.377.4000
EMAIL: mrahmani@rahmandesign.com

CIVIL ENGINEER & SURVEYOR:
SMP ENGINEERS
1534 CAROB LN,
LOS ALTOS, CA 94024
TEL: (650) 941-8056
CONTANCT: SAEID RAZAVI

LANDSCAPE ARCHITECT:
RUSSELL STRINGHAM LEED AP BC+C
SAN JOSE CA,
TEL: (408) 886-4088
EMAIL: STRINGHAMDESIGN@GMAIL.COM

TITLE 24:
ACHIEVEMENT ENGINEERING CORP.
ARASH FROUZJAEI
EMAIL: ARASH@CALTITLE24.COM

SOILS ENGINEER:
VISHA CONSULTANTS:
INFO@VISHACONSULTANTS.COM

PROJECT INFORMATION

LOT AREA:	+/-12499.61 SF.
ALLOWABLE BUILT AREA :	
MAX BUILDABLE AREA:	
2800 SF+ 25*(12499-7000) =	**4174.75**
MAX ALLOWABLE ADU	**800 SF ADU**
MAX ALLOWED INCL. ADU	**4974.75 SF**
	4,167.5 SF.
PROPOSED BUILT AREA:	
MAIN LEVEL:	2014.36 SF.
GARAGE:	462.25 SF.
SECOND LEVEL:	1697.70 SF.
TOTAL PROPOSED BUILT AREA COUTED AGAINST MAX FAL:	**4174.31 SF.**
FLOOR AREA EXCLUDED FROM FAR:	
LOWER LEVEL (BASEMENT):	2808.12 SF.
ADU:	800.00 SF.
TOTAL HABITABLE AREA:	**7320.18 SF**
TOTAL PROPSED BUILT AREA INCLUDING GARAGE & LOWER LEVEL:	**7782.43 SF**
MAIN HOUSE REAR COVERED PORCH:	403.72 SF.
MAIN HOUSE FRONT PORCH:	58.67 SF
MAIN HOUSE FIRST FLOOR + MAIN HOUSE FRONT PORCH + MAIN HOUSE REAR PORCH TOTAL COVERED AREA:	**3739 SF (29.91%)**

LEGAL INFORMATION

PARCEL NUMBER:	074203040
ZONING CODE:	**R1-S SINGLE-FAMILY**
OCCUPANCY:	R-3/U
DESCRIPTION:	SINGLE FAMILY RESIDENTIAL HOME
APPLICABLE CODES 2022:	CBC, CFC, CPC, CMC CRC, CEC, CAL GREEN MENLO PARK MUNI CODE
CONSTRUCTION TYPE:	V-B
PLANNING PERMIT NUMBER:	**PLN2023-00039) Use Permit**

PROJECT DESIGN DATA:
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA GREEN BUILDING STANDARD CODE
2022 CALIFORNIA ELECTRIC CODE
2022 CALIFORNIA ENERGY CODE & STANDARDS
2022 CALIFORNIA FIRE CODE
MENLO PARK MUNICIPAL CODE
ALONG WITH ALL OTHER LOCAL AND STATE LAWS AND REGULATIONS.

SCOPE OF WORK

1. INSTALL A RETAINING WALL AT THE REAR YARD IN THE REQUIRED REAR SETBACK FOR LANDSCAPING AND BACKYARD USABLE SPACE.

PROJECT DESCRIPTION

PROPOSED PROJECT AT 2319 WARNER RANGE IS TO INSTALL A NEW SITE RETAINING WALL IN THE REAR OF THE PROPERTY IN THE THE REQUIRED REAR SETBACK REQUIRING A USE PERMIT. PURPOSE OF THIS RETAINING WALL IS TO CREATE A USABLE BACKYARD.

NOTE: MAIN HOUSE AND ADU HAVE BEEN APPROVED AND UNDER CONSTRUCTION UNDER A SEPRATE PERMIT.

DRAWING INDEX

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Revision No. Date

SIGNATURES

Job Title
2319 WARNER RANGE

Job Address
2319 Warner Range Ave, Menlo Park, CA 94025

Date
07.07.2024

Issued For
PLANNING

Job No.
2319

Drawn By: Checked By:
Author

Scale
3/16" = 1'-0"

Sheet Title
PROJECT DATA

Sheet No.
A0.0

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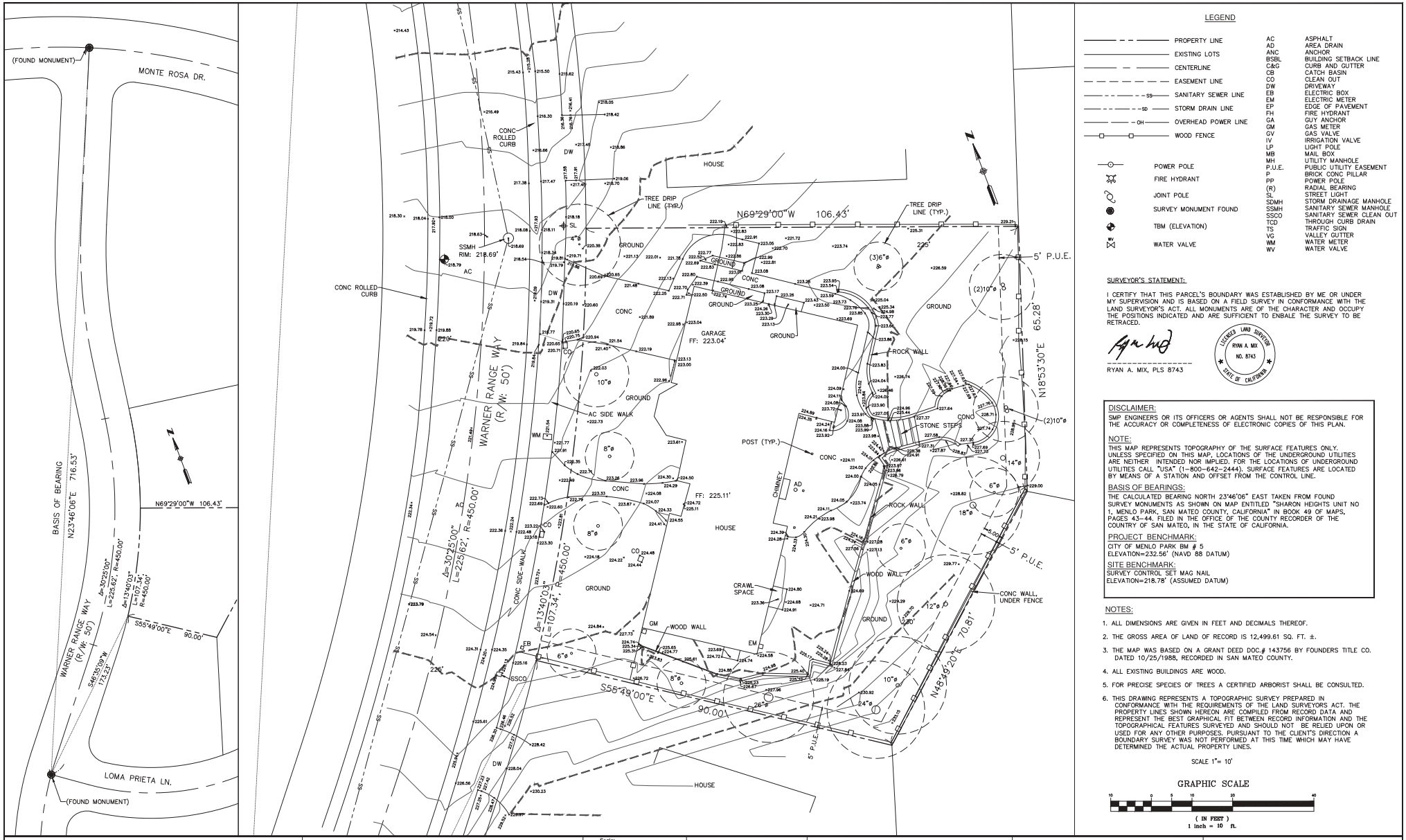

LEGEND

PROPERTY LINE		AC	ASPHALT
EXISTING LOTS		AD	AREA DRAIN
CENTERLINE		ANC	ANCHOR
EASEMENT LINE		BSBL	BUILDING SETBACK LINE
SANITARY SEWER LINE	SS	C&G	CURB AND GUTTER
STORM DRAIN LINE	SD	CB	CATCH BASIN
OVERHEAD POWER LINE	OH	CO	CLEAN OUT
WOOD FENCE		DW	DRIVEWAY
POWER POLE		EB	ELECTRIC BOX
FIRE HYDRANT		EM	ELECTRIC METER
JOINT POLE		EP	EDGE OF PAVEMENT
SURVEY MONUMENT FOUND		FH	FIRE HYDRANT
TBM (ELEVATION)		GA	GUY ANCHOR
WATER VALVE	WV	GM	GAS METER
		GV	GAS VALVE
		IV	IRRIGATION VALVE
		LP	LIGHT POLE
		MB	MAIL BOX
		MH	UTILITY MANHOLE
		P.U.E.	PUBLIC UTILITY EASEMENT
		P	BRICK CONC PILLAR
		PP	POWER POLE
		(R)	RADIAL BEARING
		SL	STREET LIGHT
		SDMH	STORM DRAINAGE MANHOLE
		SSMH	SANITARY SEWER MANHOLE
		SSCO	SANITARY SEWER CLEAN OUT
		TCD	THROUGH CURB DRAIN
		TS	TRAFFIC SIGN
		VG	VALLEY GUTTER
		WM	WATER METER
		WV	WATER VALVE

SURVEYOR'S STATEMENT:

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

RYAN A. MIX, PLS 8743

LICENSED LAND SURVEYOR RYAN A. MIX NO. 8743 STATE OF CALIFORNIA

DISCLAIMER:

SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

NOTE:

THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

BASIS OF BEARINGS:

THE CALCULATED BEARING NORTH 23°46'06" EAST TAKEN FROM FOUND SURVEY MONUMENTS AS SHOWN ON MAP ENTITLED "SHARON HEIGHTS UNIT NO 1, MENLO PARK, SAN MATEO COUNTY, CALIFORNIA" IN BOOK 49 OF MAPS, PAGES 43-44. FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTRY OF SAN MATEO, IN THE STATE OF CALIFORNIA.

PROJECT BENCHMARK:

CITY OF MENLO PARK BM # 5
ELEVATION=232.56' (NAVD 88 DATUM)

SITE BENCHMARK:

SURVEY CONTROL SET MAG NAIL
ELEVATION=218.78' (ASSUMED DATUM)

NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. THE GROSS AREA OF LAND OF RECORD IS 12,499.61 SQ. FT. ±.
3. THE MAP WAS BASED ON A GRANT DEED DOC.# 143756 BY FOUNDERS TITLE CO. DATED 10/25/1988, RECORDED IN SAN MATEO COUNTY.
4. ALL EXISTING BUILDINGS ARE WOOD.
5. FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
6. THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.

SCALE 1"= 10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

2319 WARNER RANGE
MENLO PARK, CA 94025
APN: 742-03-040

SMP ENGINEERS
CIVIL ENGINEERS—LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

Scale: 1" = 10'
Prepared by: J.N.
Checked by: R.M.
Date: 06/19/2024
Project No: 222146

BOUNDARY AND TOPOGRAPHIC SURVEY MAP

Sheet No: T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF MENLO PARK

A7

1 Existing Site Plan
1/8" = 1'-0"

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SIGNATURES

Job Title
2319 WARNER RANGE

Job Address
2319 Warner Range Ave, Menlo Park, CA 94025

Date
07.07.2024

Issued For
PLANNING

Job No.
2319

Drawn By: S.S.
Checked By: O.K.

Scale
1/8" = 1'-0"

Sheet Title
SITE PLAN (E)

Sheet No.
A1

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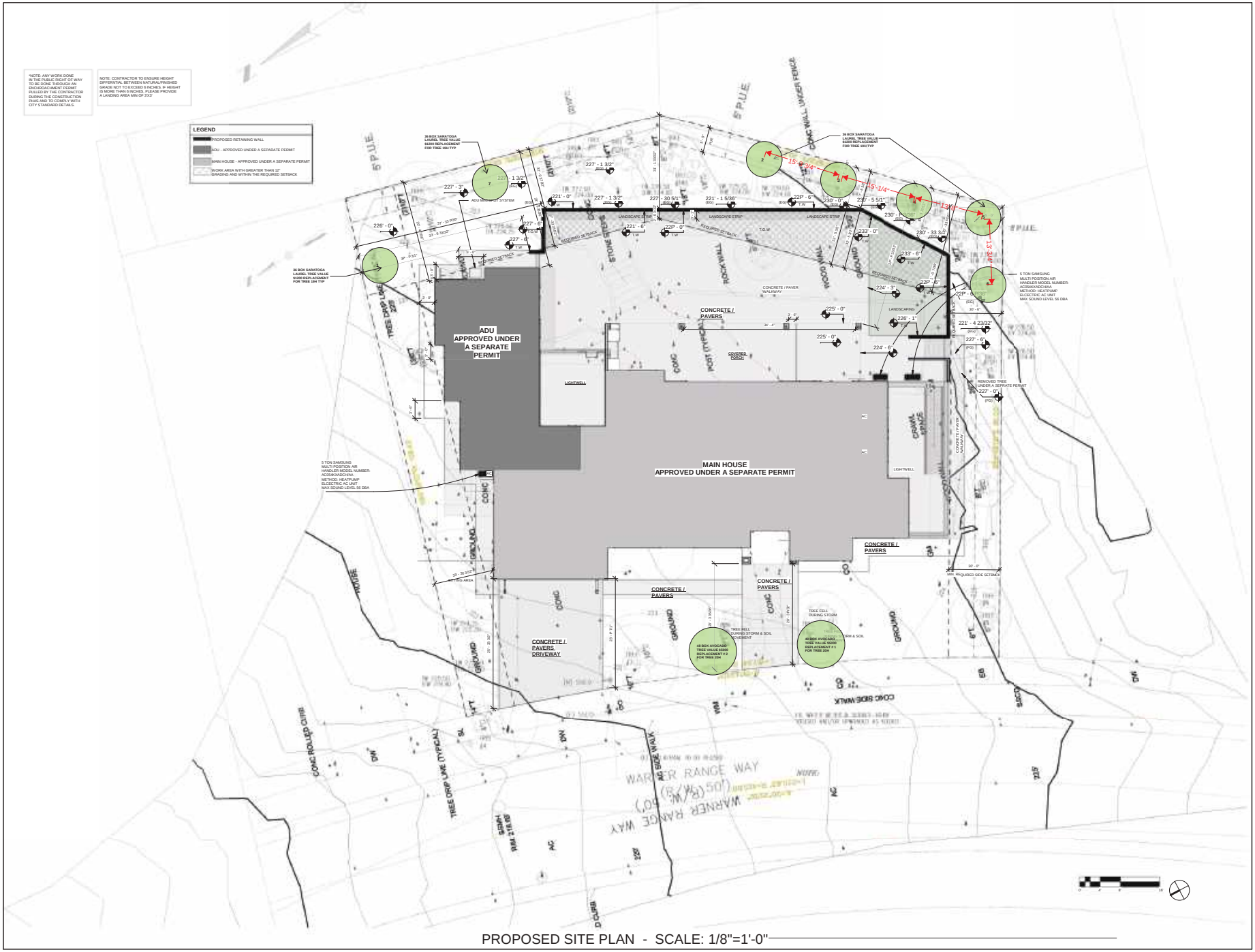

PROPOSED SITE PLAN - SCALE: 1/8"=1'-0"

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2319

Drawn By: Author
Checked By: Checker

Scale
1/8" = 1'-0"

Sheet Title
SITE PLAN (P)

Sheet No.
A2

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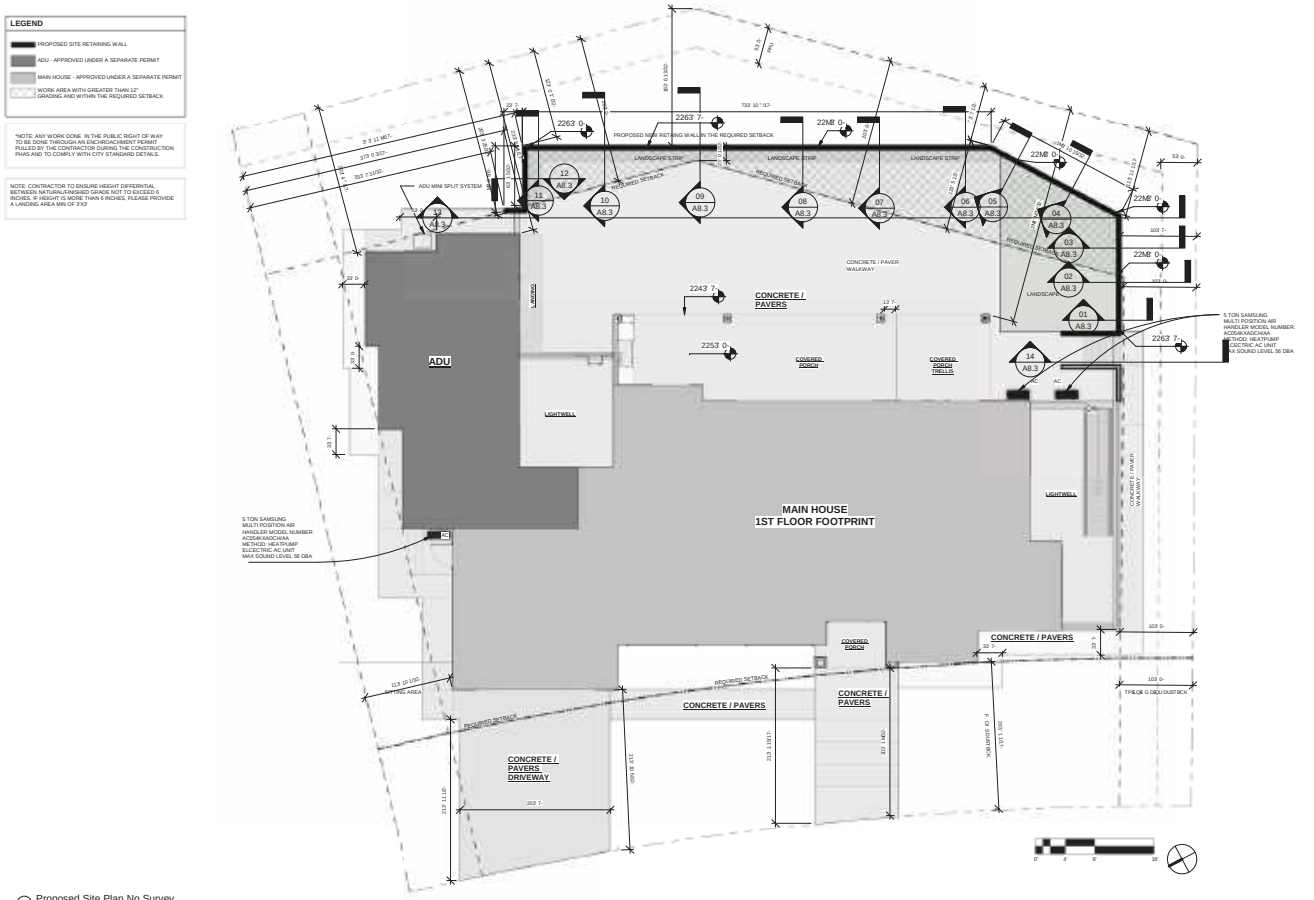
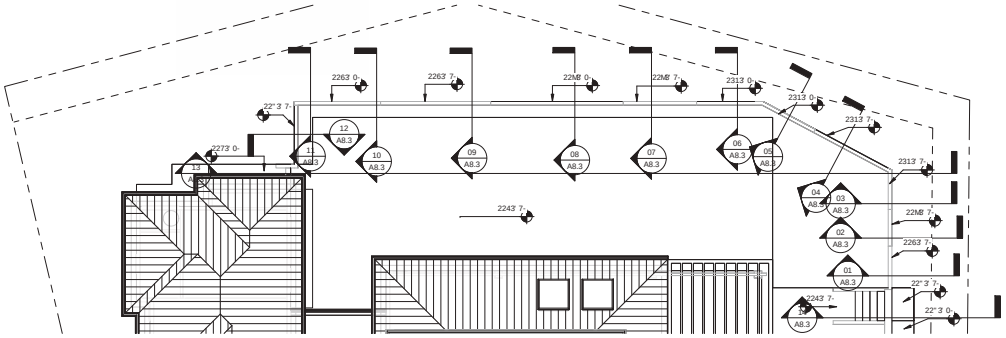
A9



1 Proposed Site Plan No Survey
1/8" = 1'-0"



2 RETAINING WALL HEIGHTS
1/8" = 1'-0"

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Job No.
2319

Drawn By: Author
Checked By: Checker

Scale
1/8" = 1'-0"

Sheet Title
SITE PLAN (P) NO SURVEY

Sheet No.
A2.1

11/3/2024 4:47:4MPM

1 AREA PLAN
1" = 20'-0"

11/3/2024 4:47:56 PM

A11

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2319 WARNER RANGE

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2319 Warner Range Ave, Menlo Park, CA 94025

Date
07.07.2024

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Job No.
2319

Drawn By: Author
Checked By: Checker

Scale
1" = 20'-0"

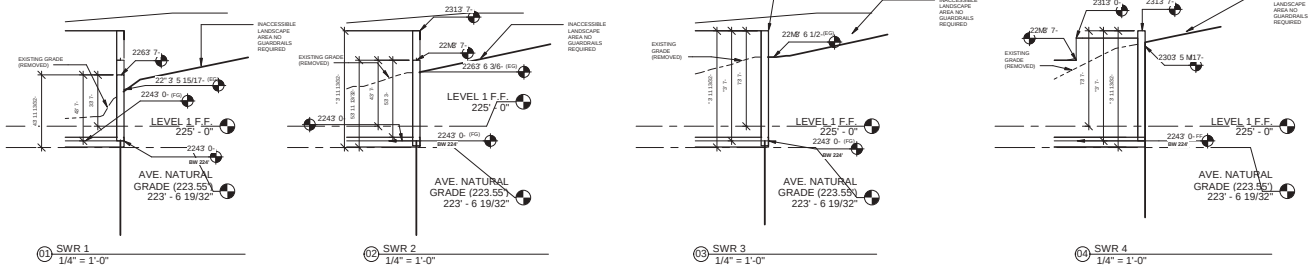
Sheet Title
AREA PLAN

Sheet No.
A2.2

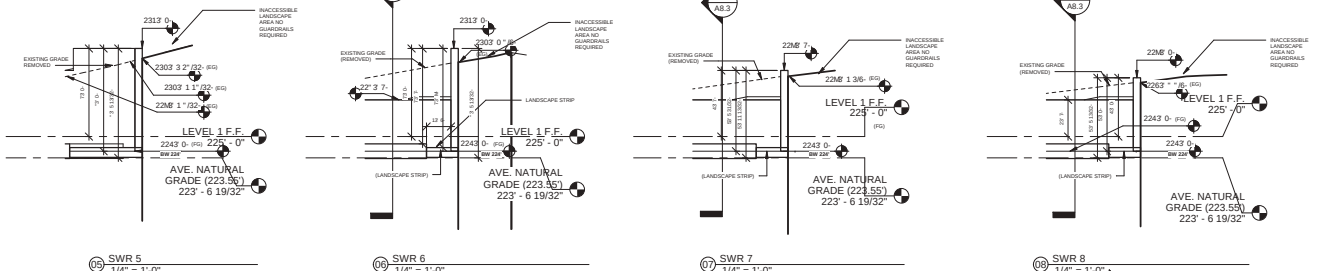
NOTE-
FG = FINISHED GRADE
(RESULTING GRADE)
NG = NATURAL GRADE
EG = EXISTING GRADE

REMOVED GRADE
EXISTING GRADE

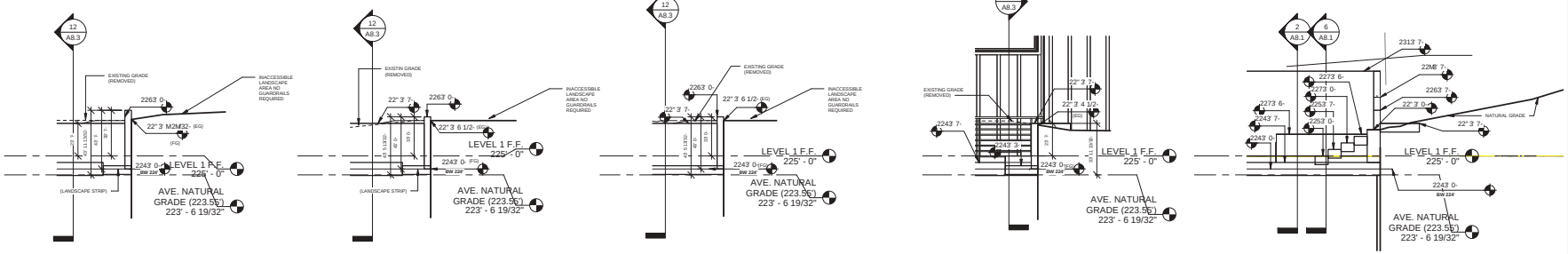
NOTE : NO RAILING OR GAURDRAILS SHALL BE REQUIRED AT THE LOCATION OF THE RETAINING WALL AS THE AREA IS UNUSABLE SPACE WHICH IS NOT ACCESSIBLE READILY



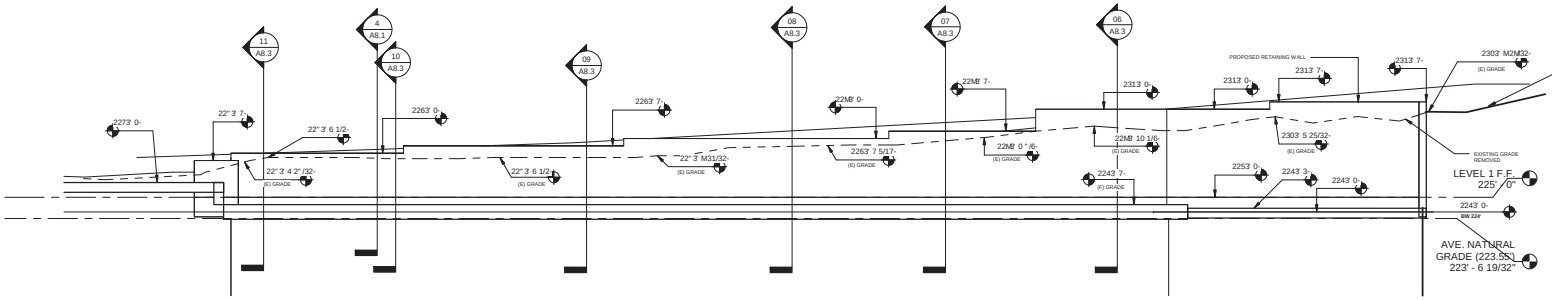
01 SWR 1 1/4" = 1'-0"
02 SWR 2 1/4" = 1'-0"
03 SWR 3 1/4" = 1'-0"
04 SWR 4 1/4" = 1'-0"



05 SWR 5 1/4" = 1'-0"
06 SWR 6 1/4" = 1'-0"
07 SWR 7 1/4" = 1'-0"
08 SWR 8 1/4" = 1'-0"



09 SWR 9 1/4" = 1'-0"
10 SWR 10 1/4" = 1'-0"
11 SWR 11 1/4" = 1'-0"
12 SWR 12 1/4" = 1'-0"
14 SWR 14 1/4" = 1'-0"



13 SWR 13 1/4" = 1'-0"

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Job No.
2319

Drawn By: Author
Checked By: Checker

Scale
1/4" = 1'-0"

Sheet Title
SITE RETAINING WALL SECTIONS

Sheet No.
A8.3

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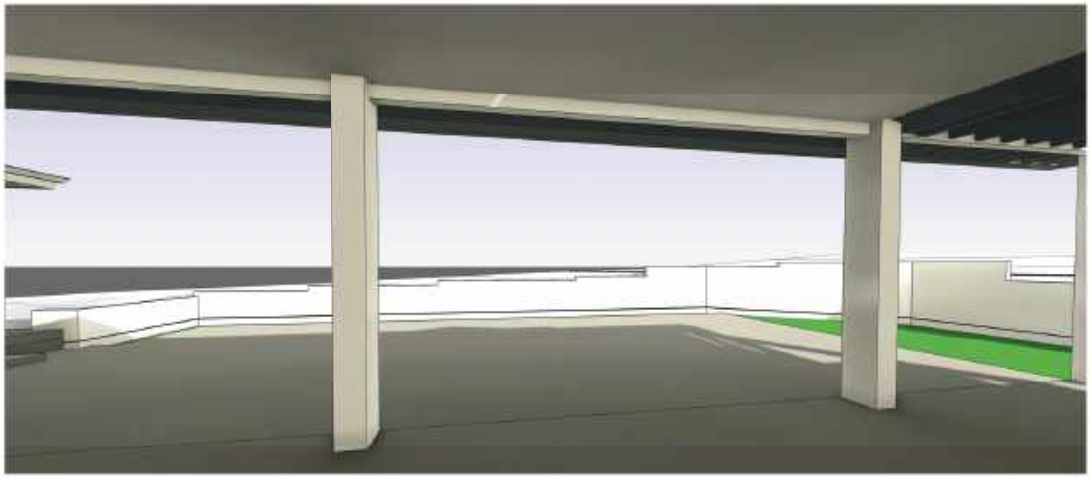
2 REAR PERSPECTIVE -
NTS-



3 REAR RETAINING WALL PERSPECTIVE FROM THE REAR COVERED PORCH
NTS-

1 STREETSCAPE ELEVATION
1/16" = 1'-0"

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Drawn By: Author
Checked By: Checker

Scale

Sheet Title
3D PERSPECTIVES & STREETSCAPE ELEVATION

Sheet No.
A9

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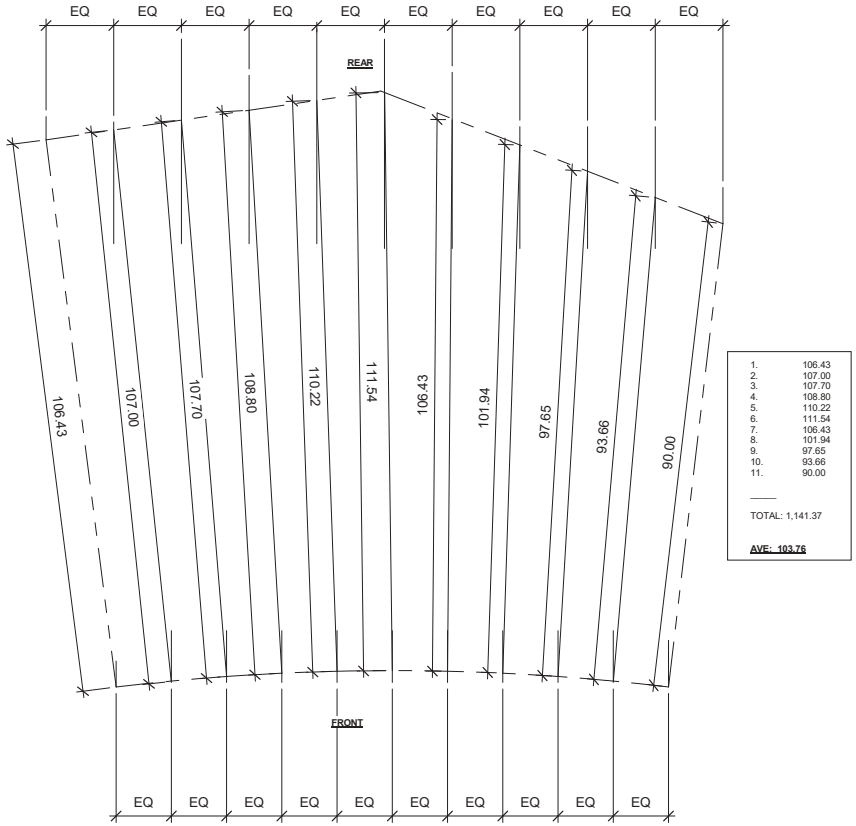

1.	106.43
2.	107.00
3.	107.70
4.	108.80
5.	110.22
6.	111.54
7.	106.43
8.	101.94
9.	97.65
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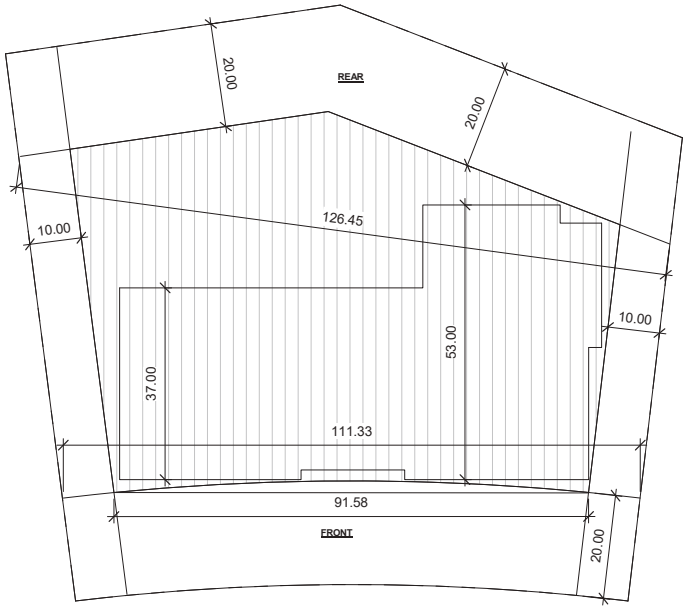
11.	90.00

TOTAL: 1,141.37

AVE: 103.76



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Job Address
2319 Warner Range Ave, Menlo Park, CA 94025

Date
06.01.2023

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PLANNING

Job No.
108

Drawn By: Author | Checked By: Checker

Scale

Sheet Title
LOT DEPTH AND LOT WIDTH DIAGRAM

Sheet No.
A10

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ARBORIST REPORT

TREE PROTECTION PLAN

REVISED JUNE 25, 2024

PREPARED FOR: SALAR SAFAEI

SITE ADDRESS:
2319 WARNER RANGE AVE. • MENLO PARK, CA 94025

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Introduction

ARBORIST ASSIGNMENT

On November 30, 2022, at the request of Salar Safaei, I visited 2319 Warner Range Ave. in the role of Project Arborist. The purpose was to perform the assessments and data collection as necessary to create an industry-standard Tree Protection Report for their project permit. It was my understanding that the existing house would be demolished and a new two-story home with basement, garage, and attached ADU would be built in its place. A new subdrain was to be run around the property. Assessments in this report were based on review of the following:

- Plan Set Sheets A0 – A2.1 (dated 06.01.2024) by Safaei Design Group
  - Including existing and proposed site plans and cover sheet
- Grading and Drainage Plans C1 – C5 by SMP Engineers (revised 06/12/23)

My inventory included a total of 20 trees over six inches (6" DBH). There were five (5) trees of Heritage size: two (2) coast live oak (*Quercus agrifolia)*, one (1) Canary Island pine (*Pinus canariensis*), a (1) Shamel ash (*Fraxinus uhdei*), and one (1) Hollywood juniper (*Juniperus chinensis*). 10 trees on the property were requested for removal, and one tree had been removed under a separate permit (Tree #20H). All neighboring trees were sufficiently distant from the work (>10x DBH).

USES OF THIS REPORT

According to City Ordinance, any person who conducts grading, excavation, demolition, or construction activity on a property is to do so in a manner that does not threaten the health or viability or cause the removal of any Heritage Tree. **Any work performed within an area 10 times the diameter of the tree (i.e., the tree protection zone) requires the submittal of a tree protection plan for approval by the City before issuance of any permit for grading or construction.**

This report was written by Busara Firestone, Project Arborist, to serve as a resource for the property owner, designer, and builder. As needed, I have provided instructions for retaining, protecting, and working around trees during construction, as well as information on City requirements. *The owner, contractor and architect are responsible for knowing the information included in this arborist report and adhering to the conditions provided.*

Limitations

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

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

City Tree Protection Requirements

Heritage Tree Definition

A "Heritage Tree" is a tree that has protected status by the City of Menlo Park. The City can classify trees with Heritage status for their remarkable size, age, or unique value. However, in

general, native oaks of 10 inches or more, and any tree having a trunk with a diameter of 15 inches or more has Heritage status (measured at 54 inches above natural grade, or at the branching point for multi-trunk trees).

Construction-Related Tree Removals

According to the City of Menlo Park, applicants are required to submit a site plan with the Heritage Tree Removal Application Permit even if they have submitted a site plan to the City for a planning or building permit. The site plan facilitates the review by the City Arborist.

For removals of two or more trees, applicants shall be required to submit a planting plan indicating the species, size and location of the proposed replacement trees on a site plan. Heritage Tree Permits related to Construction will also be charged for City-retained arborist expenses.

Violation Penalties

Any person who violates the tree protection ordinance, including property owners, occupants, tree companies and gardeners, could be held liable for violation of the ordinance. The ordinance prohibits removal or pruning of over one-fourth of the tree, vandalizing, mutilating, destruction and unbalancing of a heritage tree without a permit.

If a violation occurs during construction, the City may issue a stop-work order suspending and prohibiting further activity on the property until a mitigation plan has been approved, including protection measures for remaining trees on the property. Civil penalties may be assessed against any person who commits, allows or maintains a violation of any provision of the ordinance. The fine will be an amount not to exceed $5,000 per violation, or an amount equivalent to the replacement value of the tree, whichever is higher.

Impacts on Protected Trees

SITE DESCRIPTION

The property at 2319 Warner Range Ave was a residential lot typical of the neighborhood. There was a house with attached garage on-site with a driveway on the left-hand side. The tree stock was a mix of ornamentals and natives of various sizes with a densely planted area in the back yard behind a retaining wall.

TREE INVENTORY

This tree preservation plan includes an attached inventory of all trees on the property regardless of species, that were at least 12 feet tall and 6-inch DSH.

This inventory also includes as necessary, any neighboring Heritage Trees with work proposed within 10 times their diameter (DBH). Any street trees within the public right-of-way were also included, regardless of size, as required by the City.

The Inventory includes each tree's number (as shown on the TPZ map), measurements, condition, level of impact (due to proximity to work), tolerance to construction, and overall suitability for retainment. The inventory also includes the appraised value of each tree using the Trunk Formula Method (10th Edition).

PROJECT DESCRIPTION

After review of proposed plan set, it was my understanding that a new retaining wall would be built in the back yard. A subdrain was also planned around the property. New walkways, patios, and a driveway were planned. Please see attached Tree Protection Plan Map.

HOW CONSTRUCTION CAN DAMAGE TREES

Damage to Roots

Where are the Roots?

The most common types of injury to trees that occur during property improvements are related to root cutting or damage. **Tree roots extend farther out than people realize, and the majority are located within the upper 24 inches of soil.** The thickest roots are found close to the trunk, and taper and branch into ropey roots. These ropey roots taper and branch into an intricate system of fine fibrous roots, which are connected to an even finer system of fungal filaments. This vast below-ground network is tasked with absorbing water and nutrients, as well as anchoring the tree in the ground, storage, and communication.

Damage from Excavation

Any type of excavation will impact adjacent trees by severing roots and thus cutting off the attached network. Severing large roots, or trenching across the root plate, destroys large networks. Even work that appears to be far from a tree can impact the fibrous root system. Placing impervious surfaces over the ground, or installing below ground structures, such as a pool, or basement wall, will remove rooting area permanently from a site.

Damage from Fill

Adding fill can smother roots, making it difficult for them to access air and water. The roots and other soil life need time to colonize the new upper layers of soil.

Changes to Drainage and Available Water

Changes to the hydrology of the site, caused for instance by new septic fields, changes to grade, and drainage systems, can also cause big changes in available water for trees. Trees can die from lack of water or disease if their water supply dries up or gets much wetter than they are used to.

Soil Compaction and Contamination

In addition, compaction of soil, or contamination of soil with wash-water, paint, fuel, or other chemicals used in the building process, can cause damage to the rooting environment that can last many years. Tree protection fencing creates a barrier to protect as many roots as possible from this damage, which can be caused by travelling vehicles, equipment storage, and other construction activities that may occur even outside the construction envelope.

Mechanical Injury

Injury from the impact of vehicles or equipment can occur to the root crown, trunk, and lower branches of a tree. The bark protects a tree – creating a skin-like barrier from disease-causing organisms. The stem tissues support the weight of the plant. They also conduct the flow of water, sugars, and other important compounds throughout the tree. When the bark and wood is injured, the structure and health of the tree is compromised.

IMPACTS TO HERITAGE TREES

SUMMARY

Five (5) Heritage Trees and one (1) Street tree would be impacted by the project: two (2) coast live oak (*Quercus agrifolia)*, one (1) Canary Island pine (*Pinus canariensis*), a (1) Shamel ash (*Fraxinus uhdei*), a (1) southern magnolia (*Magnolia grandiflora*), and one (1) Hollywood juniper (*Juniperus chinensis*). 10 trees on the property were recommended for removal, and one had already been removed under a separate permit. Please see removal justifications in the following section.

My evaluation of the impacts of the proposed construction work for all affected trees was summarized in the Tree Inventory. These included impacts of grading, excavation for utility installation, retaining walls, drainage or any other aspect of the project that could impact the service life of the tree. Anticipated impacts to trees were summarized using a rating system of "severe," "high," "moderate," "low," or "very low."

General species tolerance to construction, and condition of the trees (health and structural integrity), was also noted on the Inventory. These major factors, as well as tree age, soil characteristics, and species desirability, all factored into an individual tree's suitability rating, as summarized on the Inventory. Suitability of trees to be retained was rated as "high," "moderate," "low." Trees with low suitability would be appropriate candidates for removal. **Please see Glossary for definitions of ratings.**

TREE REMOVALS

Removal Justification for trees is as follows:

- **Trees #1, #2 #8, #11, and #15 - #18 were not Heritage Trees**:
  - I recommended Trees #1 and #2 (crape myrtles) for removal because they would be expected to sustain "high" to "severe" impacts from construction of the front paver walkway. They would not be expected to survive the project.
  - I recommended Tree #8 (*Xylosma congestum*), and Tree #15 (crapemyrtle, *Lagerstroemia indica*), and Trees #16 - #18 (mayten, *Maytenus boaria*) for removal because they would be expected to undergo "high" to "severe" impacts from the proposed construction of the home and back yard retaining wall and would not be expected to survive the project.
  - I recommended Tree #11 (pineapple guava, *Acca sellowiana*) for removal because it was in "very poor" condition. The tree had low vigor, as well as damage and decay in the lower trunk.
- **Tree #19H (pine):** This tree would be expected to sustain "severe" impacts (more than 30% root loss) from the proposed retaining wall and would not be expected to survive the project. **Removal would be justified as per Menlo Park Administrative Guidelines section 13.24.050 Clause a.5 "development."**
- **Tree #20H (coast live oak):** This tree was removed under Permit #HTR2023-00180.

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Revision No. Date

Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be scaled. Contractors shall verify, and be responsible for, all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrications. The drawings and their design content are the sole property of Safaei Design Group and may not be reused or reproduced in any manner without our express written consent.

SIGNATURES

Job Title
2319 WARNER RANGE

Job Address
2319 Warner Range Ave, Menlo Park, CA 94025

Date
07.01.2024

Issued For
PLANNING

Job No.
2319

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IMPACTS TO HERITAGE TREES

- **Tree #4 (11.5 southern magnolia, *Magnolia grandiflora*, Street tree):** This tree would be anticipated to sustain "moderate" impacts from the proposed driveway and stabilized construction entrance. **Please see "Special Tree Protection Measures" section of this report for guidelines on working within 6x DBH of this tree.**

- **Tree #10H (15" Shamel ash):** This tree, approximately seven feet (7') from the back yard retaining wall and subdrain, would be expected to sustain "moderate" impacts (10% - 25% root loss). **Please see "Special Tree Protection Measures" section of this report for guidelines on working within 6x DBH of this tree.**

- **Tree #12H (18" Hollywood juniper):** This tree would be anticipated to be "moderately" impacted by the proposed retaining wall and subdrain approximately eight feet (8') away. **Please see "Special Tree Protection Measures" section of this report for guidelines on working within 6x DBH of this tree.**

- **Tree #14H (21" coast live oak):** Excavation for the retaining wall and subdrain was planned 5'11" away from this tree. I estimated that root loss would be approximately 30%. Redesign to reduce impact has been explored based on my recommendation. However, this version of the plan achieves the back patio space requested by the client. Justification and comparison of different layouts will be required by the municipal reviewer. Retainment may be possible with monitoring or alternative building methods. Health and structure may worsen **even if** conditions for retainment are met. **Please see "Special Tree Protection Measures" section of this report for guidelines on working within 6x DBH of this tree.**

Tree Protection Recommendations

PRE-CONSTRUCTION

Establish Tree Protection Zones (TPZ)

The Tree Protection Zone (TPZ) shall be a fenced-off area where work and material storage is not allowed. They are established and inspected prior to the start of work. This barrier protects the critical root zone and trunk from compaction, mechanical damage, and chemical spills.

Tree protection fencing is required to remain in place throughout construction and may only be moved or removed with written authorization from the City Arborist. The Project Arborist may authorize modification to the fencing when a copy of the written authorization is submitted to the City.

The City requires that tree protection fencing be installed before any equipment comes on-site and inspected by the Project Arborist, who shall submit a verification letter to the City before issuance of permits.

Tree protection fencing is required to remain in place throughout construction and may only be moved or removed with written authorization from the City Arborist. The Project Arborist may authorize modification to the fencing when a copy of the written authorization is submitted to the City.

The following activities are prohibited inside the Tree Protection Zone. DO NOT:

- Place heavy machinery for excavation
- Allow runoff or spillage of damaging materials
- Store or stockpile materials, tools, or soil
- Park or drive vehicles
- Trench, dig, or otherwise excavate without first obtaining authorization from the City Arborist or Project Arborist
- Change soil grade
- Trench with a machine

- Allow fires under and adjacent to trees
- Discharge exhaust into foliage
- Direct runoff towards trees
- Cut, break, skin, or bruise roots, branches, or trunks without authorization from the City Arborist
- Secure cable, chain, or rope to trees
- Apply soil sterilant under pavement near existing trees

Specific recommended protection for trees is as follows:

- **Tree #4 (11.5" magnolia, Street tree)**: Establish standard TPZ fencing to a radius of 12 feet, or to the greatest extent possible as limited by the proposed driveway and stabilized construction entrance. **See attached "TPZ Map" for recommended fencing locations**.

- **Trees #10H, #12H, and #14H (mix of species):** These trees may be fenced as a group within the same perimeter. Establish standard TPZ fencing radius to 15 feet, or to the greatest extent possible as limited by the proposed retaining wall.

TPZ FENCING SPECIFICATIONS:

1) Establish tree protection fencing radius by installing six (6)-foot tall chain link fencing mounted on eight (8)-foot tall, 1.5-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart.

2) Post signs on the fencing (in English and Spanish) printed on 11"x17" yellow-colored paper (signage attached at end of report) with Project Arborist's contact information. Signage should be on each protection fence in a prominent location.

3) Movable barriers of chain link fencing secured to cement blocks may be substituted for fixed fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the Project Arborist or City Arborist.

TRUNK WRAP SPECIFICATIONS:

- *Securely bind wooden slats at least 1-inch-thick around the trunk (preferably on a closed-cell foam pad). Secure and wrap at least one layer of orange plastic construction fencing around the outside of the wooden slats for visibility;*
- *DO NOT drive fasteners into the tree;*
- *Install trunk protection immediately prior to work within the TPZ and remove protection from the tree(s) as soon as work moves outside the TPZ;*
- *Protect major scaffold limbs as determined by the City Arborist or Project Arborist; and*
- *If necessary, install wooden barriers at an angle so that the trunk flare and buttress roots are also protected.*

Preventing Root Damage

Bare ground within the TPZ should have material applied over the ground to reduce soil compaction and retain soil moisture. Place a 6-inch layer of coarse mulch or woodchips covered with ½-inch plywood or alternative within the TPZ prior to construction activity. Mulch in excess of four inches would have to be removed after work is completed. Mulch should be spread manually so as not cause compaction or damage.

Pruning Branches

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

Pruning should be specified in writing adhering to ANSI A300 Pruning Standards and performed according to Best Management Practices endorsed by the International Society of Arboriculture. Any pruning (trimming) of branches should be supervised by an ISA-certified arborist.

Any property owner wanting to prune heritage tree more than one-fourth of the canopy and/or roots, must have permission from the City.

Arborist Inspection

The City requires that tree protection fencing be installed before any equipment comes on-site and inspected by the Project Arborist, who shall submit a verification letter to the City before issuance of permits. Tree protection fencing to be inspected by City Arborist before demo and/or building permit issuance.

DURING CONSTRUCTION

Special Tree Protection Measures – Trees #4, #10H, #12H, and #14H

1) **Tree #4 – 11.5" magnolia, Street tree**
   a. **Demolition of existing hardscape** should be performed in a manner that avoids tearing roots: Using the smallest effective machinery, break up pieces of the concrete and lift pieces up and away from trees. Cut roots embedded in paving rather than tearing them (see instructions on root cuts).

   b. **Hardscaping (driveway):** When excavating within 12 feet of this tree, use hand tools. Leave roots encountered undisturbed if possible. Excavation depth for installation of new landscape materials within 12 feet of tree should be no more than four inches (4") into existing soil grade. Do not compact native soil under paving materials. If roots must be cut, please see section titled "Root Pruning." No paving materials or any excavation or grading within three feet (3') of trunk.

2) **Tree #14H**
   a. **Cut to grade and retaining wall adjacent to Tree #14H**
   • *Use hand tools only* when excavating within 11 feet of the trunk of Tree #14H within the top 36 inches of soil depth. If roots of one-inch diameter or larger must be cut, they should be cut cleanly with a sharp, clean sawblade perpendicular to the direction of growth (a "square cut"). The cut should be made where the bark of the root is undamaged and intact. **Root pruning should be supervised by the Project Arborist.**

• Cuts across the root plate within a distance of less than 3X the diameter of the tree can lead to tree decline and instability. Therefore, the cut to grade/ location of the retaining wall should be a minimum of seven feet (7') from trunk face to prevent instability of tree from the damage of structural roots.

3) **Trees #10H and #12H**
   a. **Excavation guidelines for installation of underground drainage feature:** Do not trench within 8 feet of Tree #10H and 9 feet of Tree #12H if possible. Consider using boring (tunneling) machines set up outside the dripline of the tree. If trenching is necessary, use hand tools or vacuum soil extraction in the top 36 inches of soil. **Leave woody roots of one inch or larger undamaged with bark intact**. The pipes can then be pushed through the trench or tunnel, beneath the roots. Gravel may be filled around live roots. Most roots are found within the top 24 inches of soil.

   b. **Cut to grade and retaining wall adjacent to Trees #10H and #12H**
   • *Use hand tools only* when excavating within 8 feet of the trunk of Tree #10H and 9 feet of Tree #12H within the top 36 inches of soil depth. If roots of one-inch diameter or larger must be cut, they should be cut cleanly with a sharp, clean sawblade perpendicular to the direction of growth (a "square cut"). The cut should be made where the bark of the root is undamaged and intact. **Root pruning should be supervised by the Project Arborist.**
   • Cuts across the root plate within a distance of less than 3X the diameter of the tree can lead to tree decline and instability. Therefore, the cut to grade/ location of the retaining wall should be a minimum of four feet (4') from trunk face of Tree #10H and 5 feet of Tree #12H to prevent instability of tree from the damage of structural roots.

Root Pruning

Roots often extend farther beyond the tree than people realize. Even outside of the fencing protecting the critical root zone, there are roots that are important to the wellbeing of the tree. Builders may notice torn roots after digging or trenching. If this happens, exposed ends should be cut cleanly.

However, the best way to cut roots is to cut them cleanly *before* they are torn by excavating equipment. Roots may be exposed by gentle excavation methods and then cut selectively. Alternatively, a tool specifically designed to cut roots may be used to cut through the soil on the tree-side of the excavation line prior to digging so that roots are not torn.

Any root pruning must be supervised by the Project Arborist.

Irrigation

Water moderately and highly impacted trees during the construction phase. As a rule of thumb, provide one to two inches per month. Water slowly so that it penetrates 18 inches into the soil, to the depth of tree roots. Do not water native oaks during the warm dry season (June – September) as this activates oak root fungus. Instead, make sure that the soil is sufficiently insulated with mulch (where possible). Remember that unsevered tree roots typically extend three to five times the distance of the canopy.

Project Arborist Supervision

I recommend the Project Arborist meet with the builder on-site:

- Soon after excavation
- During any root pruning
- Monthly inspection reports: As requested by the property owner or builder to document tree condition, verify on-going compliance with tree protection plan, and

provide recommendations for any necessary maintenance and impact mitigation *(required every 4 weeks by the City)*.

Any time development-related work is recommended to be supervised by a Project Arborist, a follow-up letter shall be provided, documenting the mitigation has been completed to specification.

POST-CONSTRUCTION

Ensure any mitigation measures to ensure long-term survival including but not limited to:

Continued Tree Care

Provide adequate and appropriate irrigation. As a rule of thumb, provide 1- 2 inches of water per month. Water slowly so that it penetrates 18 inches into the soil, to the depth of the tree roots. Native oaks usually should not be provided supplemental water during the warm, dry season (June – September) as this activates oak root fungus. Therefore, native oaks should only be watered October – May when rain has been scarce.

Mulch insulates the soil, reduces weeds, reduces compaction, and promotes myriad benefits to soil life and tree health. Apply four inches of wood chips (or other mulch) to the surface of the soil around trees, extending at least to the dripline when possible. Do not pile mulch against the trunk.

Do not fertilize unless a specific nutrient deficiency has been identified and a specific plan prescribed by the project arborist (or a consulting arborist).

Post-Construction Monitoring

Monitor trees for changes in condition. Check trees at least once per month for the first year post-construction. Expert monitoring should be done at least every 6 months or if trees show signs of stress. Signs stress include unseasonably sparse canopy, leaf drop, early fall color,

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Revision No. Date

SIGNATURES

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Date
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browning of needles, and shoot die-back. Stressed trees are also more vulnerable to certain disease and pest infestations. Call the Project Arborist, or a consulting arborist if these, or other concerning changes occur in tree health.

City Arborist Inspection

A final inspection by the City Arborist is required at the end of the project. This is to be done before Tree Protection Fencing is taken down. Replacement trees should be planted by this time as well.

Conclusion

The building project planned at 2319 Warner Range appeared to be a valuable upgrade to the property. If any of the property owners, project team, or City reviewers have questions on this report, or require Project Arborist supervision or technical support, please do not hesitate to contact me at (408) 497-7158 or busara@bofirestone.com.

Signed,

Busara (Bo) Firestone | ISA Certified Arborist WE-8525A | ASCA Registered Consulting Arborist RCA #758 | ISA Qualified Tree Risk Assessor | ASCA Tree and Plant Appraisal Qualification | Member – American Society of Consulting Arborists | Wildlife-Trained Arborist

Supporting Information

GLOSSARY

Terms appear in the order they appear from left to right on the inventory column headings.

DBH / DSH: Diameter at 4.5' above grade. Trees which split into multiple stems at 4.5' are measured at the narrowest point below 4.5'.

Mathematic DBH / DSH: diameter of multitrunked tree, mathematically derived from the combined area of all trunks.

SPREAD: Diameter of canopy between farthest branch tips

TREE STATUS: A "Heritage Tree" is a tree that has protected status by the City of Menlo Park. The City can classify trees with Heritage status for their remarkable size, age, or unique value. However, in general, native oaks of 10 inches or more, and any tree having a trunk with a diameter of 15 inches or more has Heritage status (measured at 54 inches above natural grade, or at the branching point for multi-trunk trees).

CONDITION-Ground based visual assessment of structural and physiological well-being:

"Excellent" = 81 - 100%; Good health and structure with significant size, location or quality.

"Good" = 61-80%; Normal vigor, full canopy, no observable significant structural defects, many years of service life remaining.

"Fair" = 41-60%; Reduced vigor, significant structural defect(s), and/or other significant signs of stress

"Poor" = 21- 40%; In potentially irreversible decline, structure and aesthetics severely compromised

"Very Poor" = 6-20%; Nearly dead, or high risk of failure, negative contribution to the landscape

"Dead/Unstable" = 0 - 5%; No live canopy/buds or failure imminent

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

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

AGE: Relative to tree lifespan; "Young" <1/3; "Mature" 1/3 - 2/3; "Overmature" >2/3

IMPACT: Anticipated impact to an individual tree including.....

SEVERE - In direct conflict, removal necessary if plans proceed (distance to root cuts/fill within 3X DBH or root loss of > 30% anticipated).

HIGH – Work planned within 6X DBH and/or anticipated root loss of 20% – 30%. Redesign to reduce impact should be explored and may be required by municipal reviewer. Retainment may be possible with monitoring or alternative building methods. Health and structure may worsen **even if** conditions for retainment are met.

MODERATE - Ideal TPZ encroached upon in limited areas. No work or very limited work within 6X TPZ. Anticipated root loss of 10% - 25%. Special building guidelines may be provided by Project Arborist. Although some symptoms of stress are possible, tree is not likely to decline due to construction related activities.

LOW - Anticipated root loss of less than 10%. Minor or no encroachment on ideal TPZ. Longevity uncompromised with standard protection.

VERY LOW - Ideal TPZ well exceeded. Potential impact only by ingress/egress. Anticipated root loss of 0% - 5%. Longevity uncompromised.

NONE - No anticipated impact to roots, soil environment, or above-ground parts.

TOLERANCE: General species tolerance to construction (HIGH, MODERATE, or LOW) as given in Managing Trees During Construction, Second Edition, by International Society of Arboriculture

SUITABILITY ASSESSMENT: An individual tree's suitability for preservation considering impacts, condition, maturity, species tolerance, site characteristics, and species desirability. (HIGH, MODERATE, or LOW)

APPRAISAL RESULT: The reproduction cost of tree replacement as calculated by the Trunk Formula Technique.

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CERTIFICATE OF APPRAISAL

I, Busara Rea Firestone, CERTIFY to the best of my knowledge and belief:

1. That the statements of fact contained in this plant appraisal are true and correct.
2. That the appraisal analysis, opinions, and conclusion are limited only by the reported assumption and limiting conditions, and that they are my personal, unbiased professional analysis, opinions, and conclusions.
3. That I have no present or prospective interest in the plants that are the subject of this appraisal, and that I have no personal interest or bias with respect to the parties involved.
4. That my compensation is not contingent upon a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. That my analysis, opinions, and conclusions are developed, and this appraisal has been prepared, in conformity with the *Guide for Plant Appraisal (10th edition, 2000)* authored by the Council of Tree and Landscape Appraisers.
6. That the methods found in this appraisal are based on a request to determine the value of the plants considering reasonable factors of plant appraisal.
7. That my appraisal is based on the information known to me at this time. If more information is disclosed, I may have further opinions.

Signed,

Busara (Bo) Firestone
ISA Certified Arborist #WE-8525A
06/25/2024

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TREE INVENTORY - 2319 Warner Range Way, Menlo Park, CA, 94025

Safaei Residence rev. 06-25-24

										TREE IMPACT ASSESSMENT											
#	Heritage (H)	Common Name	Botanical Name	Protected Status	DBH (inches)	meth. DBH (inches)	Height (feet)	Spread (feet)	Condition	Health, Structure, Form notes	Age	Species Tolerance	6X DSH* (feet)	Est. Root Loss**	TPZ mult. Factor	Ideal TPZ Radius (ft)	Impact Level ***	Suitability Rating	Removal Status	Appraisal Result
1		Crape myrtle	*Lagerstroemia indica*	(not heritage)	8.5	8.5	25	20	GOOD (75%)	full canopy, good vigor, pleasing form	MATURE	MODERATE	4	20% - 30%	12	9	HIGH	LOW	**REMOVE (K)**	$1,970
2		Crape myrtle	*Lagerstroemia indica*	(not heritage)	9.5	9.5	25	20	GOOD (75%)	full canopy, good vigor, pleasing form	MATURE	MODERATE	5	> 30%	12	10	SEVERE	LOW	**REMOVE (K)**	$2,480
3		Golden Raintree	*Koelreuteria paniculata*	(not heritage)	10	10	25	20	POOR (25%)	20% dieback, declining in appearance	MATURE	MODERATE	5	10% - 25%	12	10	MODERATE	LOW	PRESERVE	$740
4		Southern Magnolia	*Magnolia grandiflora*	**STREET**	11.5	11.5	20	15	POOR (25%)	40% dieback, growing in hedge, low vigor	MATURE	MODERATE	6	10% - 25%	12	12	MODERATE	LOW	PRESERVE	$500
5		Xylosma	*Xylosma congestum*	(not heritage)	6	6	20	15	FAIR (50%)	irregular form, self-corrected lean, good vigor	MATURE	MODERATE	3	0% - 5%	12	6	VERY LOW	MODERATE	PRESERVE	$410
6		Xylosma	*Xylosma congestum*	(not heritage)	8	8	15	15	VERY POOR (10%)	45° lean, extensive damage and decay on trunk, in shade of adjacent tree	MATURE	MODERATE	4	< 10%	12	8	LOW	LOW	PRESERVE	$170
7		Bronze Loquat	*Eriobotrya deflexa*	(not heritage)	7.5	7.5	20	15	FAIR (50%)	thin canopy, 35% dieback, low vigor	MATURE	MODERATE	4	10% - 25%	12	8	MODERATE	MODERATE	PRESERVE	$950
8		Xylosma	*Xylosma congestum*	(not heritage)	8	8	20	20	FAIR (50%)	foliar pest infestation, moderate vigor	OVERMATURE	MODERATE	4	> 30%	15	10	SEVERE	LOW	**REMOVE (K)**	$660
9		Glossy Privet	*Ligustrum lucidum*	(not heritage)	7, 6.5	10	25	15	FAIR (50%)	codominant stems, moderate vigor	MATURE	LOW	5	0% - 5%	15	13	VERY LOW	MODERATE	PRESERVE	$140
10	H	Shamel Ash	*Fraxinus uhdei*	**HERITAGE**	12, 9.5	15	50	20	FAIR (50%)	codominant stems, good vigor	MATURE	MODERATE	8	10% - 25%	12	15	MODERATE	LOW	PRESERVE	$670
11		Pineapple Guava	*Acca sellowiana*	(not heritage)	6	6	10	15	VERY POOR (10%)	damage and decay in lower trunk, low vigor	MATURE	MODERATE	3	0% - 5%	12	6	VERY LOW	LOW	**REMOVE (K)**	$130
12	H	Hollywood Juniper	*Juniperus chinensis*	**HERITAGE**	18	18	30	25	FAIR (50%)	asymetrical form, densely spaced, understory tree	MATURE	MODERATE	9	10% - 25%	12	18	MODERATE	LOW	PRESERVE	$2,830
13		Norway Spruce	*Picea abies*	(not heritage)	8	8	30	10	VERY POOR (10%)	35° lean towards neighbors; spindly, asymetrical form; unattractive and declining in appearance	MATURE	MODERATE	4	< 10%	12	8	LOW	LOW	PRESERVE	$130
14	H	Coast Live Oak	*Quercus agrifolia*	**HERITAGE**	21	21	55	30	FAIR (50%)	multiple minor codominant stems, moderate vigor	MATURE	HIGH	11	> 30%	8	14	SEVERE	LOW	**REMOVE (K)**	$6,370
15		Crapemyrtle	*Lagerstroemia indica*	(not heritage)	6.5	6.5	30	15	FAIR (50%)	partially shaded, moderate vigor	MATURE	MODERATE	3	> 30%	12	7	SEVERE	LOW	**REMOVE (K)**	$860
16		Mayten	*Maytenus boaria*	(not heritage)	13	13	30	20	POOR (25%)	many twisted stems, damage and decay in main stem	OVERMATURE	MODERATE	7	20% - 30%	15	16	HIGH	LOW	**REMOVE (K)**	$880
17		Mayten	*Maytenus boaria*	(not heritage)	10	10	20	15	POOR (25%)	extensive decay in main trunk	OVERMATURE	MODERATE	5	20% - 30%	15	13	HIGH	LOW	**REMOVE (K)**	$520
18		Mayten	*Maytenus boaria*	(not heritage)	13	13	30	20	POOR (25%)	dead stem removed, asymmetrical form, shaded	OVERMATURE	MODERATE	7	20% - 30%	15	16	HIGH	LOW	**REMOVE (K)**	$880
19	H	Canary Island Pine	*Pinus canariensis*	**HERITAGE**	28	28	75	30	FAIR (50%)	round insect exit holes 1 cm across, partially self-corrected lean of 10°, atypical form for the species, lost original leader	MATURE	MODERATE	14	> 30%	12	28	SEVERE	LOW	**REMOVE (K)**	$9,000
20	H	Coast Live Oak	*Quercus agrifolia*	**HERITAGE**	24	24	60	30	GOOD (75%)	balanced canopy, good vigor, pleasing form	MATURE	HIGH	12	> 30%	8	16	SEVERE	HIGH	**REMOVE (K)**	$11,100
KEY:																				
#		**Neighboring / City Street Tree**																		
		Removal Request																		

SEE GLOSSARY FOR DEFINITION OF TERMS

*** 6X DBH is recognized by tree care industry best practices as the distance from trunkface to a cut across the root plate that would result in a loss of approximately 25% of the root mass. Cuts closer than this may result in tree decline or instability.**
****Based on approximate distance to excavation and extent of excavation (as shown on plans).**
*****Impact level assumming all basic and special tree protection measures are followed.**

Appraisal calculations summary available apon request.

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

Safaei Design Group
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Revision No. Date

SIGNATURES

Job Title
2319 WARNER RANGE

Job Address
2319 Warner Range Ave, Menlo Park, CA 94025

Date
07.01.2024

Issued For
PLANNING

Job No.
2319

Drawn By: Author
Checked By: Checker

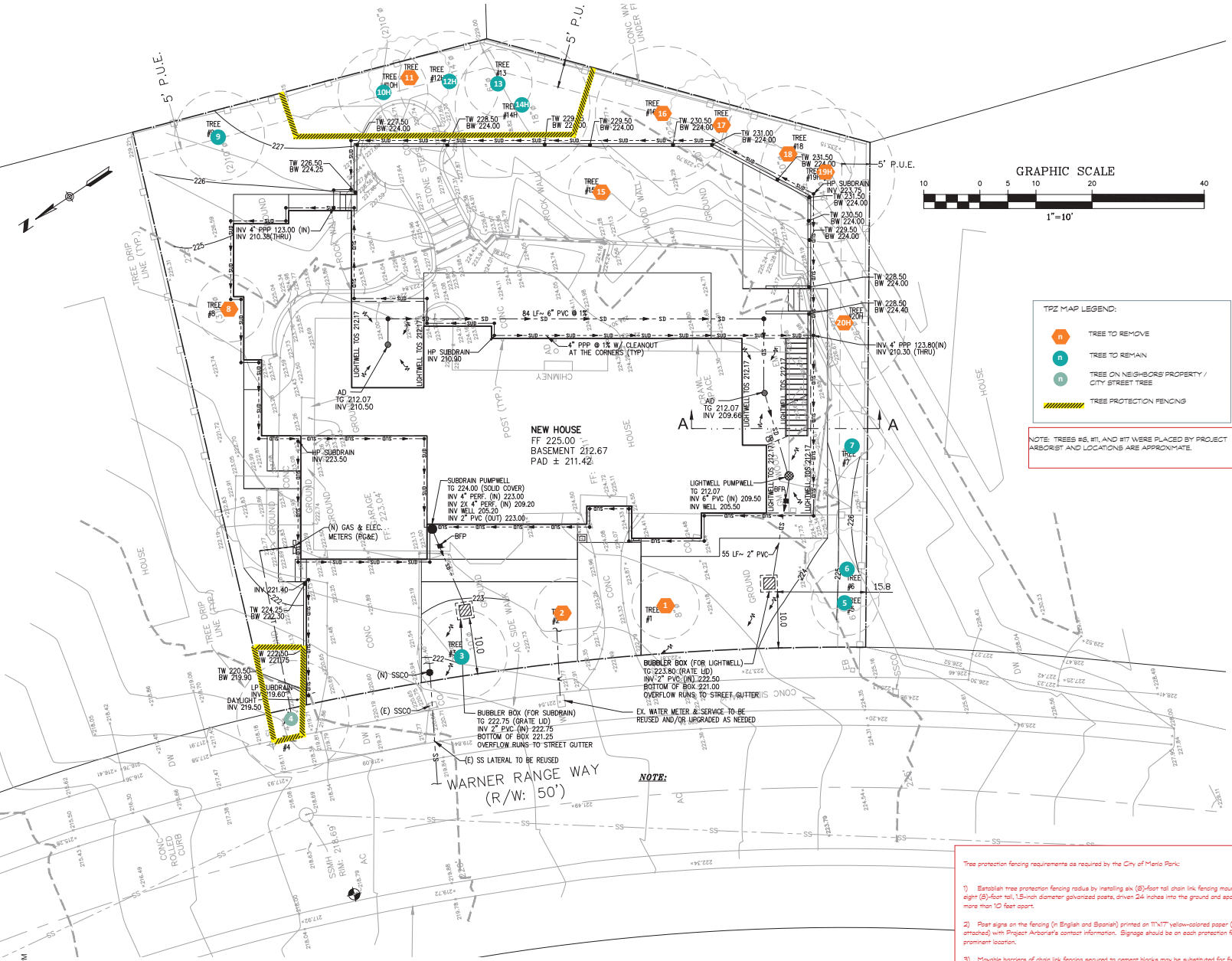
Scale

Sheet Title
ARBORIST REPORT

Sheet No.
ARB-3

6/26/2024 11:36:54 PM

A17



TREE PROTECTION ZONE MAP

2319 WARNER RANGE, MENLO PARK, CA

DATE:
rev. 06/25/24

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

BASE MAP: SITE PLAN C-3
by SMP ENGINEERS
(06/12/2023)

ARBORIST REPORT
pg. 22

Safaei Design Group
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Sheet Title
ARBORIST REPORT

Sheet No.
ARB-4

6/26/2024 11:36:54 PM

FOUNDATION NOTES:

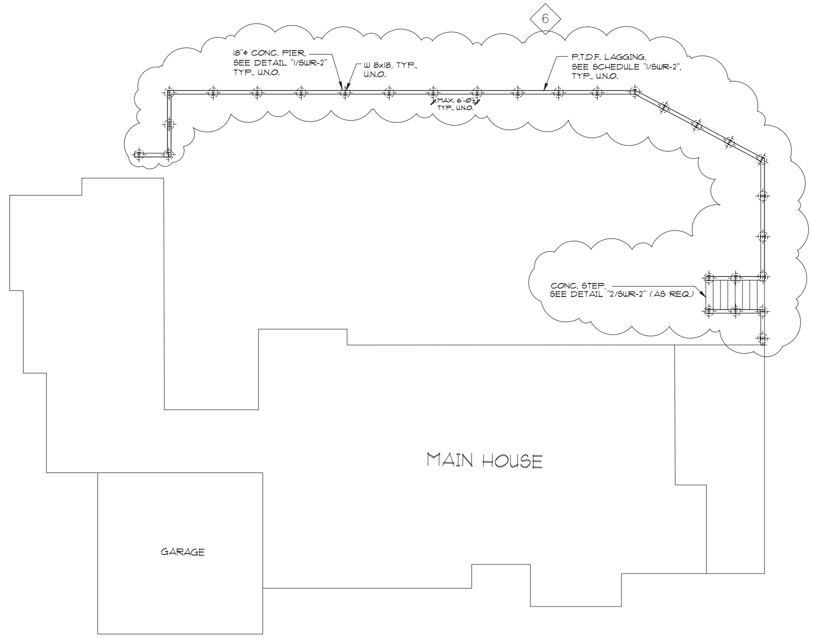
1. THE CONTRACTOR SHALL CHECK INFORMATION SHOWN ON FOUNDATION PLAN WITH THE ARCHITECTURAL PLANS PRIOR TO ANY EXCAVATION OR EARTH WORK, SEE GENERAL NOTES, TYPICAL, U.N.O.
2. STRUCTURAL DESIGNER IS TO FIELD SPECIFY CHANGES AS NEEDED.
3. FOR ALL SOIL AND FOUNDATION INFORMATION REFER TO FOUNDATION RECOMMENDATIONS REPORT PREPARED BY "Visha Consultants", PROJECT NUMBER: 23-020 DATE: March 17, 2023 (Amended 01-18-24) (5)
4. SUB-GRADE TO BE MOISTENED PER SOILS REPORT PRIOR TO POUR OF GRADE BEAM AS DIRECTED BY SOILS ENGINEER

5. ALL FOUNDATION TRENCHES SHOULD BE OBSERVED BY THE PROJECT SOIL ENGINEER TO ASCERTAIN THAT PROPER PENETRATION HAS BEEN ACHIEVED. FOR ALL OTHER SOIL RECOMMENDATIONS AND FIELD OBSERVATION REQUIREMENTS SEE THE SOIL REPORT.

6. ALL RETAINING WALL REINFORCING SHOULD BE OBSERVED BY THE PROJECT ENGINEER IN CHARGE OF THE STRUCTURAL DESIGN PRIOR TO PLACEMENT OF THE CONCRETE AND NEEDS TO BE ACCEPTED.

LEGENDS:

CONC. SITE RETAINING WALL, TYP.



SITE RETAINING WALLS PLAN
(SEE NOTES)

FOR ALL DIMENSIONS REFER TO CIVIL PLANS, DO NOT SCALE STRUCTURAL PLANS, TYPICAL

REVISIONS	BY
1 05/19/23	D.P.
2 07/21/23	D.P.
5 02/01/24	D.P.
6 06/24/24	D.P.

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1870 Hamilton Avenue
San Jose, CA 95125
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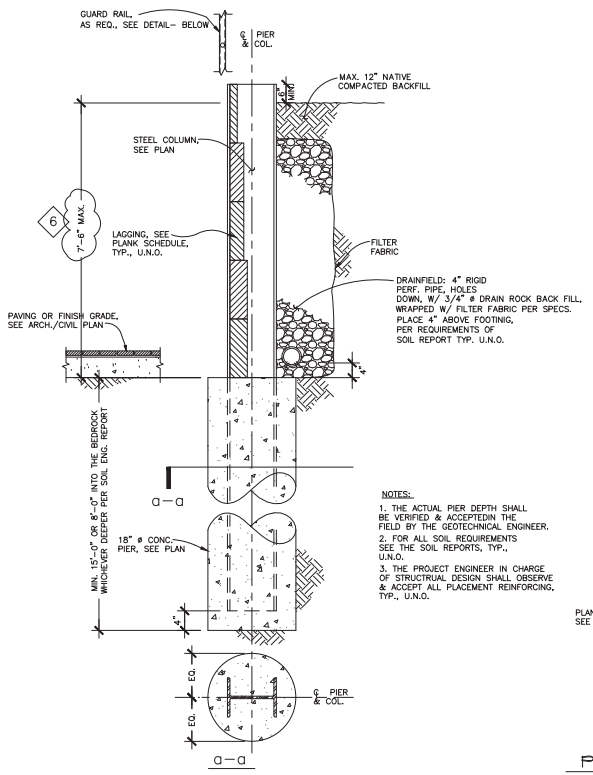
Fax: (408) 377-4001
Email: mrahmani@rahmanidesign.com
www.rahmanidesign.com

REGISTERED PROFESSIONAL ENGINEER MOHAMMAD H. RAHMANI C048517 EXPIRES: 6-30-24 STATE OF CALIFORNIA

SITE RETAINING WALLS

NEW CUSTOM HOME FOR:
VISTA HOMES
2319 WARNER RANGE AVE.
MENLO PARK, CA

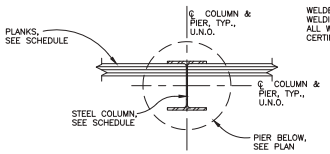
DATE 03/17/23
SCALE 1/8"=1'-0"
DRAWN D.P.
JOB 2023-25
SHEET SWR-1
OF SHEETS



NOTES:

1. THE ACTUAL PIER DEPTH SHALL BE VERIFIED & ACCEPTEDIN THE FIELD BY THE GEOTECHNICAL ENGINEER.
2. FOR ALL SOIL REQUIREMENTS SEE THE SOIL REPORTS, TYP., U.N.O.
3. THE PROJECT ENGINEER IN CHARGE OF STRUCTRUAL DESIGN SHALL OBSERVE & ACCEPT ALL PLACEMENT REINFORCING, TYP., U.N.O.

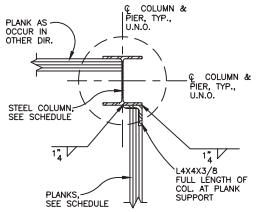
PLANK SCHEDULE	
WALL HEIGHT	PLANK SIZE P.T. D.F. #1
H≤2'–0"	3x12
2'–0"<H≤5'–0"	4x12
5'–0"<H≤6'–0"	6x12
6'–0"<H≤7'–6"	8x12



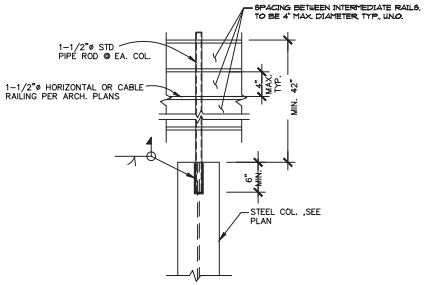
PLANK SUPPORT AT STEEL COLUMN

NOTE:

WELDER QUALIFICATION REQUIREMENTS, WELDING PROCEDURES, ETC., ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS.

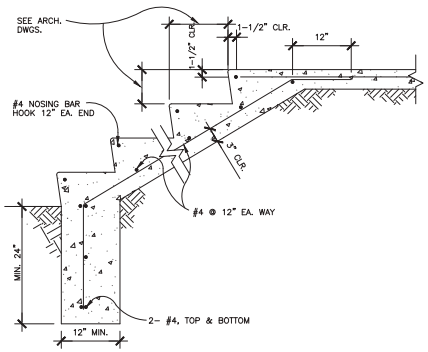


PLANK SUPPORT AT STEEL COLUMN



TYP. GUARD RAIL DETAIL AT RET. WALL

5
1 SECTION AT WOOD SITE RET. WALL



2 STEPS ON GRADE (AS REQ.)

3

4

5

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REVISIONS	BY
2 07/21/23	D.P.
5 02/01/24	D.P.
6 06/24/24	D.P.

SITE RET. WALL DETAILS

NEW CUSTOM HOME FOR:
VISTA HOMES
239 WARNER RANGE AVE.
MENLO PARK, CA

DATE	03/17/23
SCALE	N.T.S
DRAWN	D.P
JOB	2023-25
SHEET	SWR-2
OF	SHEETS

GRADING AND DRAINAGE PLANS

NEW SINGLE FAMILY HOUSE

2319 WARNER RANGE AVE. MENLO PARK, CA 94025

APN: 742-03-040

ABBREVIATIONS

	DESCRIPTION		DESCRIPTION
AB	AGGREGATE BASE (CLASS AS NOTED)	LIP	LIP OF GUTTER
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	AREA DRAIN	MON	MONUMENT
BC	BACK OF CURB	(N)	NEW
BFP	BACK FLOW PREVENTER	OG	ORIGINAL GROUND
BOW	BOTTOM OF WALL	PB	PULL BOX
BW	BACK OF WALK	PGEV	PG&E VAULT
C&G	CURB AND GUTTER	P,P/L	PROPERTY LINE
CFT	GARAGE FINISH FLOOR (BACK)	PP	POWER POLE
℄,℄/L	CENTERLINE	PERF	PLASTIC PERFORATED PIPE
CLSW	CENTERLINE SWALE	PSE	PUBLIC SERVICE EASEMENT
CO	CLEANOUT	PVC	POLYVINYL CHLORIDE
CP	CONTROL POINT	R/W	RIGHT OF WAY
DWY	DRIVEWAY	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET	SD	STORM DRAIN
DTL	DETAIL	SDMH	STORM DRAIN MANHOLE
ELCT	ELECTRIC	STD	STANDARD
EP	EDGE OF PAVEMENT ELEVATION	SS	SANITARY SEWER
EUC	EUCALYPTUS TREE	SSMH	SANITARY SEWER MANHOLE
(E),EX	EXISTING	SW	SIDEWALK
FF	FINISHED FLOOR	TC	TOP OF CURB
FG	FINISH GRADE	TF	TOP OF FOUNDATION
FH	FIRE HYDRANT	TOS	TOE OF SLAB
FL	FLOWLINE	TOW	TOP OF WALL
FNC	FENCE	TP	TOP OF PAVEMENT
FOG	FOG LINE	(TYP)	TYPICAL
GB	GRADE BREAK	USS	UNDERGROUND SANITARY SEWER
GFF	GARAGE FINISHED FLOOR (FRONT)	UE	UTILITY EASEMENT
GUY	GUY WIRE	U.O.N	UNLESS OTHERWISE NOTED
HP	HIGH POINT	UW	UNDERGROUND WATER
IP	IRON PIPE	VCP	VITRIFIED CLAY PIPE
INV	INVERT	WL	WHITE LINE STRIPE
JP	JOINT POLE	WLK	WALKWAY
JB	JUNCTION BOX (UTILITY)	WM	WATER METER
		WV	WATER VALVE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
F	F	FILL AREA LIMIT
C	C	CUT AREA LIMIT
102	102	CONTOUR
W	W	WATER LINE
SD	SD	STORM DRAIN PIPE (SOLID)
SS	SS	SANITARY SEWER PIPE
SUB	SUB	SUBDRAIN PIPE (PERFORATED)
OH e,T,TV	OH e,T,TV	OVERHEAD UTILITIES WITH POLE
G	G	GAS LINE
E	E	ELECTRIC LINE (UNDERGROUND)
JT	JT	JOINT TRENCH
SLV	SLV	STREET LIGHT VAULT
SSCO		CLEANOUT
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		ELECTROLIER
WM	WM	WATER METER
		TREE WITH TRUNK
	x x	6' WOODEN FENCE
102.23	102.23	SPOT ELEVATION
		TREE PROTECTION FENCE 5' TALL CHAIN LINK
		SWALE
		DIRECTION OF FLOW IN PIPE
		AREA DRAIN/ INLET
		OVERLAND RELEASE PATH
		GRADING DIRECTION
		(E) TREE TO BE REMOVE
		DOWN-SPOUT
		POP-UP EMITTER
		X = DETAIL NUMBER Y = SHEET NUMBER

WEST BAY SANITARY SEWER NOTES:

- THE PROPERTY LINE CLEANOUT MUST BE PLACED IN A LOCATION THAT PROVIDES EASY ACCESS FOR MAINTENANCE EQUIPMENT AND IS OUTSIDE OF ANY ENCLOSURES. A MINIMUM OF 6' IS REQUIRED BETWEEN THE PROPERTY LINE CLEANOUT AND STRUCTURE.

- A BACKFLOW PREVENTION OR OVERFLOW DEVICE IS RECOMMENDED IMMEDIATELY UPSTREAM OF THE REQUIRED CLEANOUT NEAR THE PROPERTY LINE TO PREVENT BACKFLOW OF SEWAGE INTO THE BUILDING.

- IF THE EXISTING LATERAL FROM THE PROPERTY LINE CLEANOUT TO THE SEWER DISTRICT MAIN WILL BE ABANDONED AND A NEW LATERAL CONNECTION WILL BE MADE AT A DIFFERENT LOCATION, THE EXISTING LATERAL CONNECTION SHALL BE REMOVED AND THE SEWER DISTRICT MAIN REPAIRED BY THE PROJECT APPLICANT . A MINIMUM OF 12" IN LENGTH OF THE ABANDONED LATERAL IMMEDIATELY UPSTREAM FROM THE PREVIOUS CONNECTION POINT SHALL BE PLUGGED WITH CEMENT SLURRY. IF THE DISTANCE BETWEEN NEW AND OLD CONNECTION IS 5 FEET OR LESS, THE ENTIRE SECTION OF THE SEWER MAIN BETWEEN THESE CONNECTION POINTS SHALL BE REMOVED AND REPLACED IN ACCORDANCE WITH SEWER DISTRICT STANDARDS. A SEWER INSPECTION PERMIT IS REQUIRED FOR THE REMOVAL OF THE EXISTING LATERAL CONNECTION AND SEWER MAIN REPAIR.

- SANITARY SEWER CONNECTION AND TESTING MUST BE MADE IN THE PRESENCE OF A SEWER DISTRICT REPRESENTATIVE.

- THE SEWER DISTRICT OFFICE SHALL BE CONTACTED TO SCHEDULE INSPECTIONS. INSPECTIONS MUST BE SCHEDULED A MINIMUM OF ONE WORKING DAY PRIOR TO THE INSPECTION. NO INSPECTIONS SHALL OCCUR ON FRIDAYS, WEEKENDS OR HOLIDAYS UNLESS SPECIAL ARRANGEMENTS ARE MADE WITH THE SEWER DISTRICT.

- A VIDEO INSPECTION OF THE SEWER MAIN (MANHOLE TO MANHOLE) WHERE THE NEW LATERAL CONNECTS TO THE SEWER DISTRICT MAIN AND/OR THE EXISTING CONNECTION IS TO BE REMOVED SHALL BE PERFORMED BY THE APPLICANT OR CONTRACTOR AND SUBMITTED TO THE SEWER DISTRICT FOR REVIEW AFTER LATERAL CONNECTION HAS BEEN MADE AND/OR THE MAIN REPAIRED. THE VIDEO INSPECTION SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS DESCRIBED IN THE SPECIAL PROVISIONS FOR CLOSED CIRCUIT TELEVISION INSPECTION OF SANITARY SEWER MAINS (A COPY CAN BE OBTAINED FROM OUR WEBSITE AT HTTP://PUBLICWORKS.SMCGOV.ORG/SEWER-SERVICES). THE SEWER DISTRICT WILL REVIEW THE VIDEO INSPECTION TO DETERMINE WHETHER THE WORK PERFORMED IS ACCEPTABLE. ALL UNACCEPTABLE WORK SHALL BE CORRECTED TO THE SEWER DISTRICT'S SATISFACTION AT THE APPLICANT'S EXPENSE.

- CARE MUST BE TAKEN TO PROTECT THE EXISTING SEWER DISTRICT FACILITIES WHEN A NEW SEWER LATERAL AND CONNECTION IS INSTALLED. ANY DAMAGES TO THE SEWER DISTRICT FACILITIES DURING THE INSTALLATION OF THE NEW LATERAL SHALL BE REPAIRED BY THE APPLICANT PER THE SEWER DISTRICT STANDARD DETAILS AND AT THE APPLICANT'S EXPENSE. THE SEWER DISTRICT MUST BE NOTIFIED OF ANY DAMAGES TO THE SANITARY SEWER FACILITIES AND NAY REPAIRS MUST BE INSPECTED BY A SEWER DISTRICT REPRESENTATIVE.

- SEWER INSPECTION PERMITS (SIPs) MUST BE OBTAINED BY THE APPLICANT OR CONTRACTOR FOR THE INSPECTION OF:
  a) CAPPING OF THE EXISTING LATERAL PRIOR TO DEMOLITION OF THE EXISTING BUILDING.
  b) PROPOSED SEWER DISTRICT STANDARD CLEANOUT AT THE PROPERTY LINE.
  c) LATERAL CONNECTION TO THE SEWER DISTRICT MAIN.
  d) LATERAL BETWEEN THE PROPERTY LINE CLEANOUT AND THE SEWER DISTRICT MAIN.
  e) REMOVAL OF THE EXISTING LATERAL CONNECTION AND SEWER MAIN REPAIR.

CITY STREET FRONTAGE NOTES:

-ALL FRONTAGE IMPROVEMENTS THAT ARE DAMAGED, CRACKED, UPLIFTED OR DEPRESSED DURING THE COURSE OF CONSTRUCTION, OR THAT WERE DAMAGED PRIOR TO CONSTRUCTION, SHALL BE REMOVED, REPLACED AND/OR REPAIRED. REPLACED AND REPAIRED SECTIONS SHALL MEET CITY STANDARDS ALONG THE ENTIRE PROPERTY FRONTAGE. CITY WILL NOT BEAR THE COSTS OF RECONSTRUCTION.

-ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.

-A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY. THE APPLICANT/CONTRACTOR SHALL OBTAIN THE PERMIT FROM THE CITY'S ENGINEERING DIVISION PRIOR TO START OF ANY WORK WITHIN THE CITY'S RIGHT-OF-WAY OR PUBLIC EASEMENT AREAS. THE APPLICANT SHALL OBTAIN PERMITS FROM UTILITY COMPANIES PRIOR TO APPLYING FOR CITY ENCROACHMENT PERMIT. TO VIEW ENCROACHMENT PERMIT REQUIREMENTS PLEASE VISIT THE CITY'S WEBSITE AT: http://www.menlopark.org/202/Encroachment-Permits

GRADING AND DRAINAGE NOTES:

1. Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
2. Connect roof down spouts to 6" solid pvc (4" for individual down-spouts) @ minimum 1% slope and min. 6' ground cover. Connect pipes to on-site inlets. See architectural plans for roof downspout locations.
3. On site storm drain lines shall consist of solid PVC-SDR35 minimum or better.
4. Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.
5. Property owner must maintain the drainage system including the drainage swales to be working order at all time.

TRAFFIC NOTE:

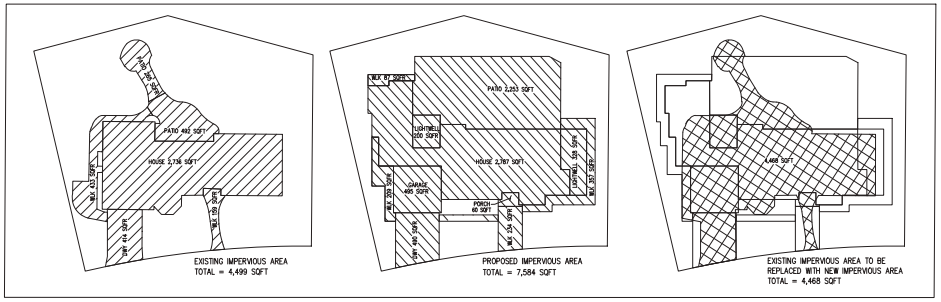
CONTRACTOR TO MINIMIZE PARKING AND LOADING IN THE STREET

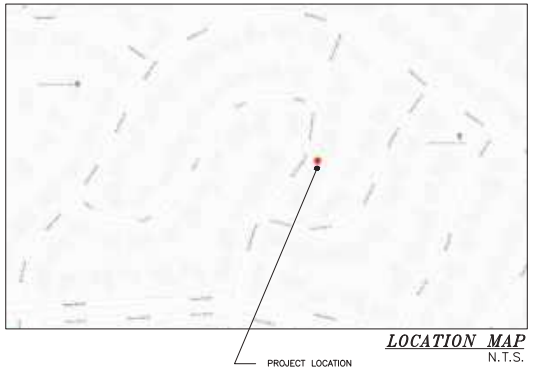
NOTE:

ALL UNSPECIFIED PERVIOUS SURFACES OF THE SITE WILL BE COVERED WITH MULCH.
MARK ON-SITE INLETS WITH THE WORD "NO DUMPING! FLOWS TO BAY"

NOTE:

- GRADES WITHIN THE FIRST 10 FEET ADJACENT TO A STRUCTURE MUST HAVE A 5% SLOPE ON PERVIOUS SURFACES, AND A 2% SLOPE ON IMPERVIOUS SURFACES PER 8181804.A3 OF THE CALIFORNIA BUILDING CODE (CBC).
- UNDER NO CIRCUMSTANCE SHALL DRAINAGE RESULTING FROM THIS PROJECT, DURING OR POST CONSTRUCTION, DIRECTLY SHEET FLOW ACROSS AN ADJOINING PROPERTY. RUNOFF SHALL BE CONTAINED ON-SITE UP TO THE 10-YEAR STORM.





LOCATION MAP

N.T.S.

SHEET INDEX:

BASIS OF BEARINGS:

THE CALCULATED BEARING NORTH 23°46'08" EAST TAKEN FROM FOUND SURVEY MONUMENTS AS SHOWN ON MAP ENTITLED "SHARON HEIGHTS UNIT NO 1, MENLO PARK, SAN MATEO COUNTY, CALIFORNIA" IN BOOK 49 OF MAPS, PAGES 43-44. FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTRY OF SAN MATEO, IN THE STATE OF CALIFORNIA.

PROJECT BENCHMARK:

CITY OF MENLO PARK BM # 5
ELEVATION=232.56' (NAVD 88 DATUM)

SITE BENCHMARK:

SURVEY CONTROL SET MAG NAIL
ELEVATION=218.78' (ASSUMED DATUM)

EARTHWORK TABLE

	FILL (CY)	CUT (CY)	IMPORT (CY)	EXPORT (CY)
HOUSE/ BASEMENT	7	1,573		
DRIVEWAY	27	0		
WALKWAY/ PATIO	15	217		
SITE	0	122		
TOTAL	49	1,912	0	1,863

NOTE:

1. EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

NOTE:

GRADING AND DRAINAGE PLANS SHALL BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.

NOTICE TO CONTRACTORS

CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDER-GROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.

1-800-227-2600

SMP ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS

1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755
EMAIL: SRAZAVI@SMPENGINEERS.COM

OWNER / DEVELOPER:

COVER SHEET
NEW SINGLE FAMILY HOUSE
2319 WARNER RANGE AVE. MENLO PARK, CA 94025
GRADING AND DRAINAGE PLANS

Revisions:

REGISTERED PROFESSIONAL ENGINEER
SAEID RAZAVI
No. 052724
CIVIL
STATE OF CALIFORNIA

Date: 06/12/2023
Scale: NTS
PREPARED BY: S.P.
CHECKED BY: S.R.
Job #: 222146

Sheet: 1 OF 6
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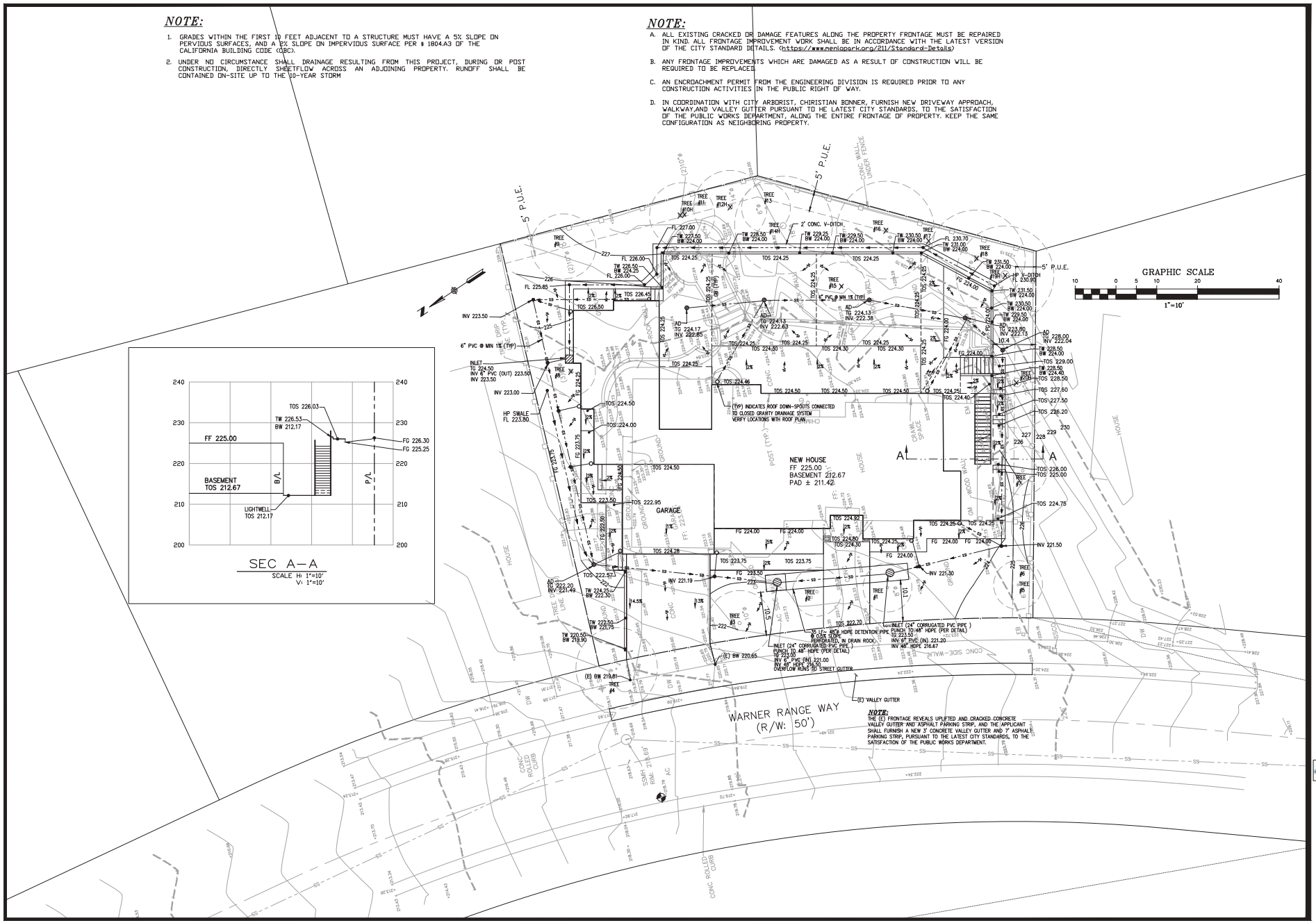
A21



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OWNER / DEVELOPER:

GRADING AND DRAINAGE PLAN
NEW SINGLE FAMILY HOUSE
2319 WARNER RANGE AVE. MENLO PARK, CA 94025

GRADING AND DRAINAGE PLANS

Revisions:

REGISTERED PROFESSIONAL ENGINEER
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No. 052724
CIVIL
STATE OF CALIFORNIA

Date: 06/12/2023
Scale: 1" = 10'
PREPARED BY: S.P.
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Job #: 222146

Sheet: 2 OF 6
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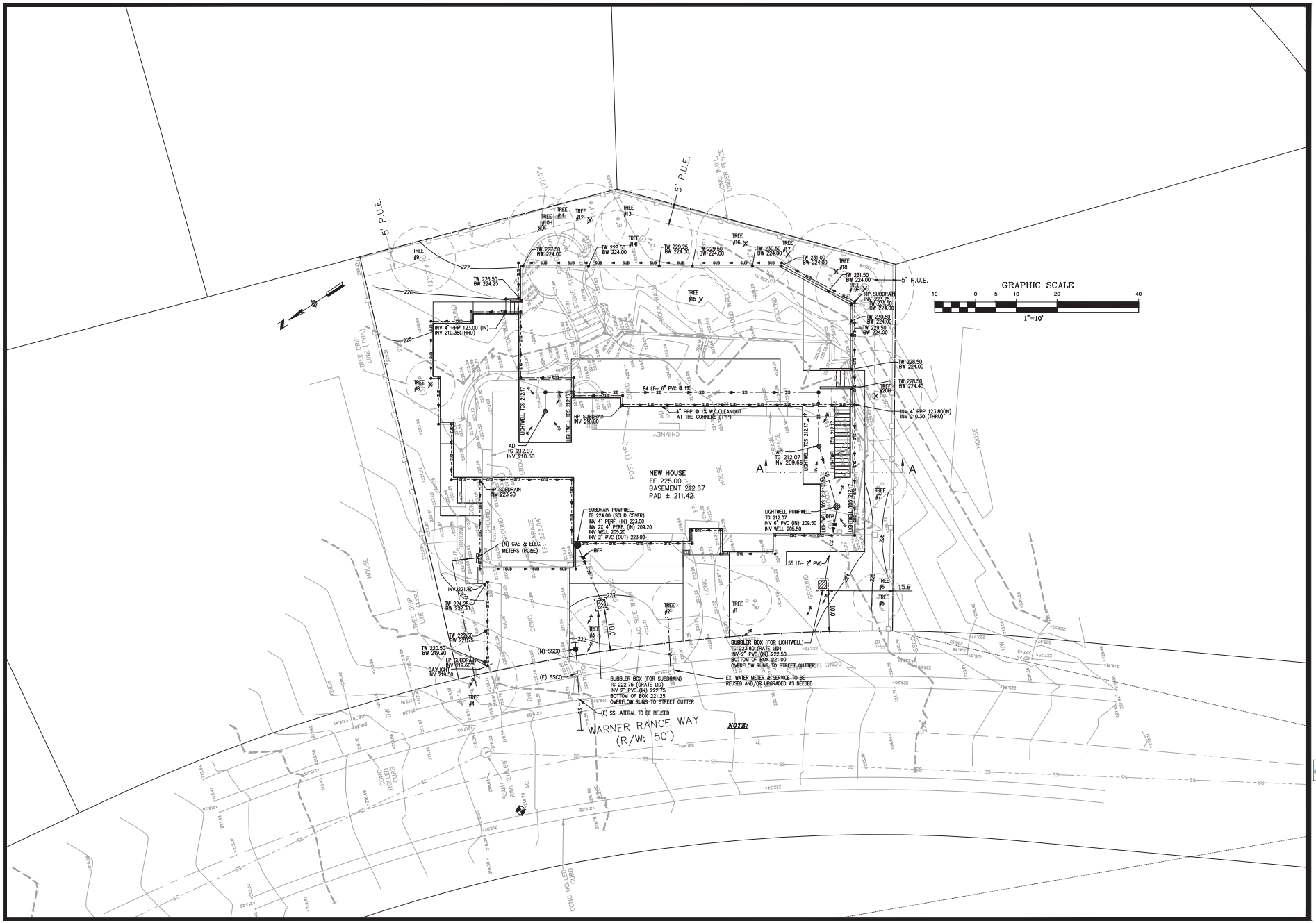
A22



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SRAZAVI@SMPENGINEERS.COM

OWNER / DEVELOPER:

LIGHTWELL DRAINAGE, UTILITY AND SUBDRAIN PLAN

NEW SINGLE FAMILY HOUSE
2319 WARNER RANGE AVE. MENLO PARK, CA 94025

GRADING AND DRAINAGE PLANS

Revisions:

REGISTERED PROFESSIONAL ENGINEER
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No. C52724
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Date: 06/12/2023
Scale: 1" = 10'
PREPARED BY: S.P.
CHECKED BY: S.R.
Job #: 222146

Sheet: 3 OF 6
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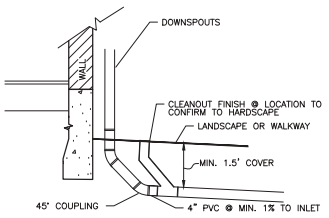
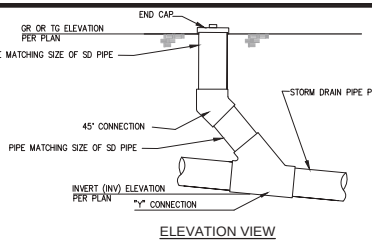
A23

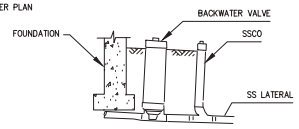


ROOF DOWN-SPOUT CONNECTION
N.T.S.

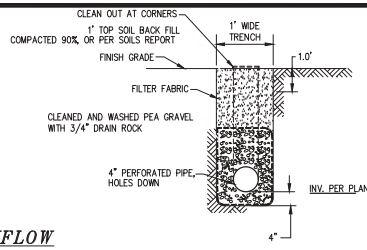


ELEVATION VIEW

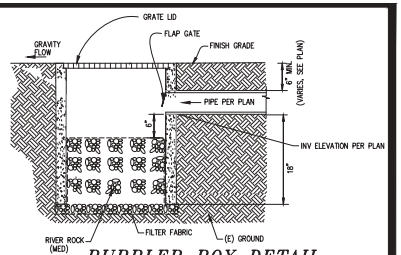
STORM DRAIN CLEANOUT DETAIL
N.T.S



SANITARY SEWER BACKFLOW PREVENTER DETAIL
N.T.S



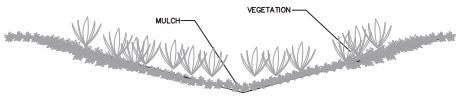
SUBDRAIN TRENCH DETAIL
N.T.S

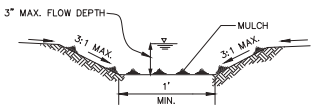


BUBBLER BOX DETAIL
N.T.S.

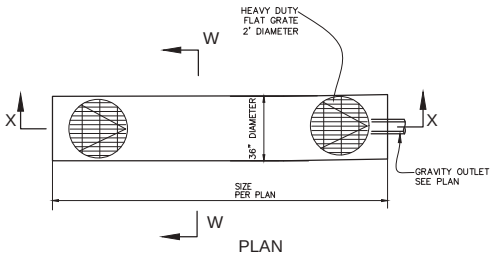
NOTES:

1. RIGID PLASTIC, A.C., C.I., OR STEEL PIPE ALLOWED TO BOX FROM PUMP.
2. BOX SHALL BE SET WITH ADJACENT GRADES SLOPING AWAY TO PREVENT RAINWATER & LANDSCAPE WATER FROM ENTERING.
3. BOX SHALL BE SET IN LANDSCAPE AREA TO FACILITATE PERCOLATION.
4. BOX SHALL NOT HAVE CONCRETE BOTTOM TO FACILITATE PERCOLATION.
5. BOX MUST BE LOCATED AT LEAST 10 FEET FROM BACK OF SIDEWALK AND 3 FEET MIN. AWAY FROM SIDE AND REAR PROPERTY LINES, APPROX. LOCATED IN SWALE, VEGETATED OR RETENTION AREA.

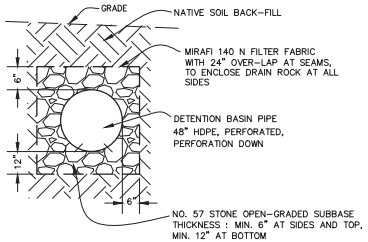




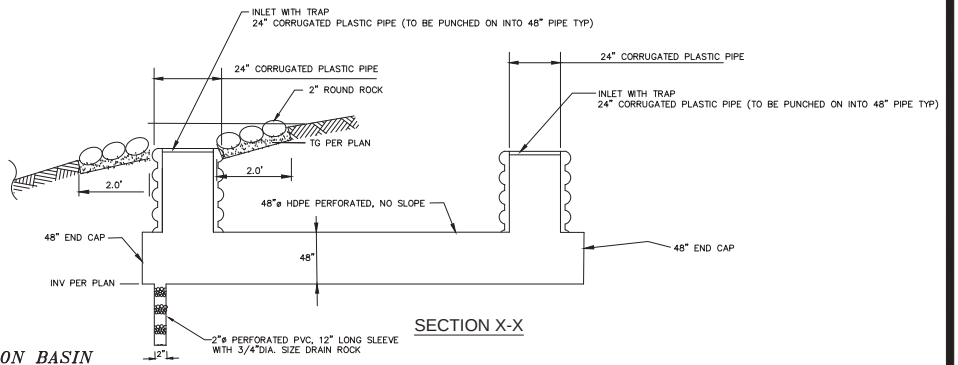
EARTH SWALE DETAIL
N.T.S



PLAN

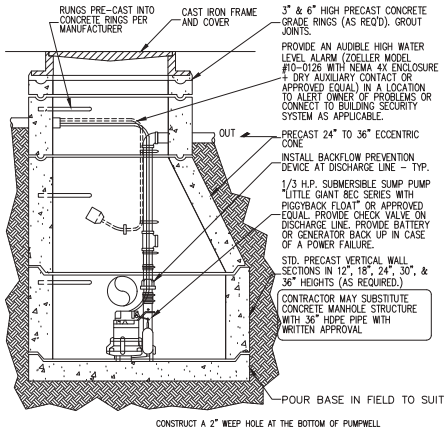


SECTION W-W

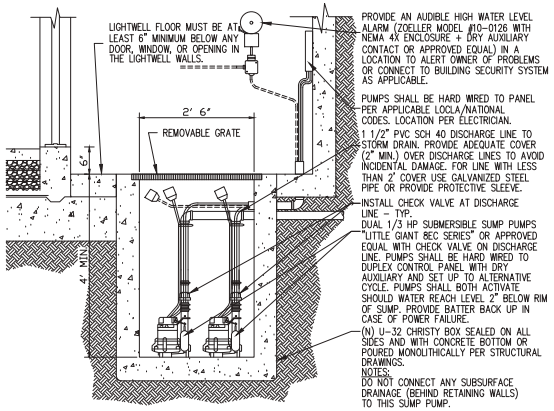


SECTION X-X

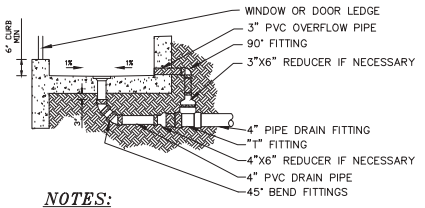
STORM DRAIN INLET & DETENTION BASIN
N.T.S



PUMPWELL DETAIL FOR OVERFLOW & SUBDRAIN
N.T.S.



INLET/ PUMPWELL DETAIL FOR BASEMENT LIGHTWELL DRAIN
N.T.S.



NOTES:

1. SLOPE INTERIOR SLAB OF LIGHTWELL @ 1% MIN IN ALL DIRECTIONS TO DIRECT FLOW TOWARDS INLET.
2. MAINTAIN 6" MIN FROM BOTTOM OF SILL/DOOR TO BOTTOM OF LIGHTWELL.
3. INSTALL "NEENAH R-4344" GRATE AND 3" PVC OUT GOING PIPE IN LIGHTWELLS NOT INTENDED TO HAVE FOOT TRAFFIC.
4. INSTALL 4" METAL GRATE AND 4" PVC OUTGOING PIPE IN AREAS INTENDED TO HAVE FOOT TRAFFIC.
5. INSTALL 3" PVC OVERFLOW PIPE AS SHOWN.
6. CONTRACTOR SHALL SUBMIT TO THE OWNER IN WRITING THE NEED FOR PERIODIC MAINTENANCE AND REMOVAL OF DEBRIS.
7. REFER TO STRUCTURAL PLAN FOR WALL CONSTRUCTION DETAIL.

OVERFLOW FOR BASEMENT LIGHTWELL DRAIN
N.T.S.

PUMP NOTES:

1. HARD WIRE THE PUMPS TO PREVENT ANY UNPLUGGING.
2. PUMPS TO BE CONNECTED TO BACKUP GENERATORS OR BATTERIES TO PREVENT FLOODING IN CASE OF BLACKOUT.
3. PROVIDE BACK FLOW PREVENTOR VALVE FOR PUMP OUTLET.
4. PROVIDE RESERVE PUMP FOR EACH PUMP WELL.
5. PROVIDE FLOATING DEVICE, CONNECTED TO SOUND/ LIGHT ALARM, TO NOTIFY RESIDENTS OF POSSIBLE RISE OF WATER IN PUMPWELL.
6. PROVIDE TWO SEPARATE SYSTEM AND PUMP WELLS FOR: a) SUBDRAIN AND b) LIGHTWELL AREA DRAINS.

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OWNER / DEVELOPER:

BEST MANAGEMENT PRACTICES (BMPs)
NEW SINGLE FAMILY HOUSE
2319 WARNER RANGE AVE. MENLO PARK, CA 94025
GRADING AND DRAINAGE PLANS

Revisions:

REGISTERED PROFESSIONAL ENGINEER SAEID RAZAVI No. 052724 Civil STATE OF CALIFORNIA

Date: 06/12/2023
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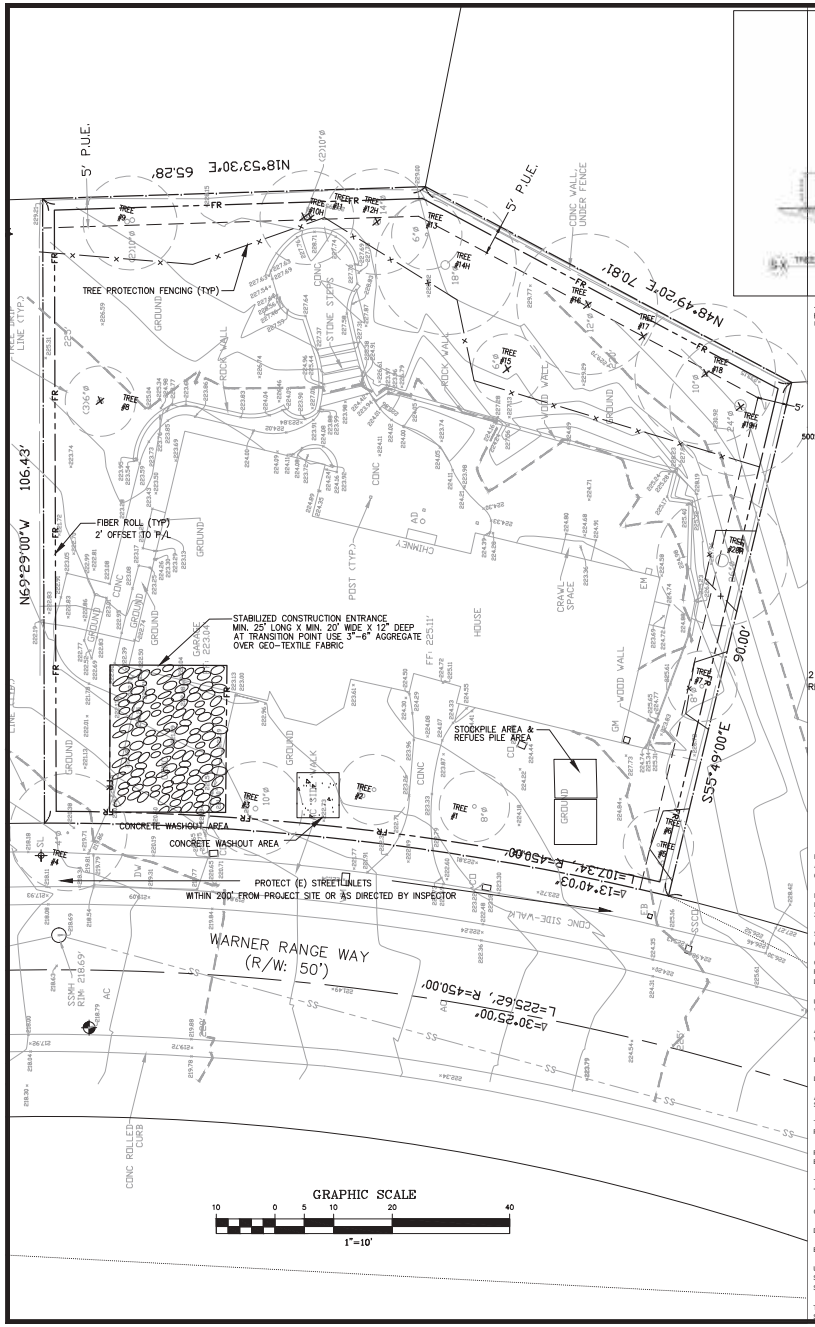
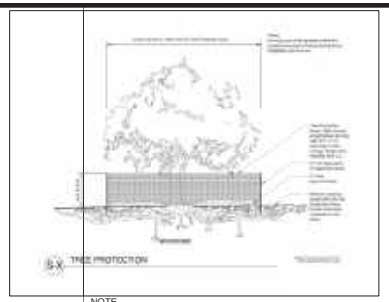
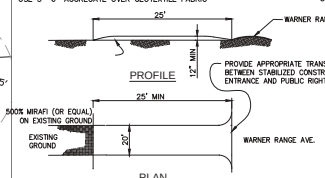


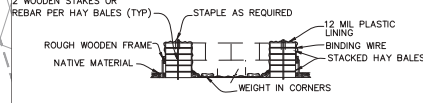


NOTE
FOR STABALIZED TRANSITION POINT
USE 3"-6" AGGREGATE OVER GEOTEXTILE FABRIC



Maintenance
– The entrance shall be maintained in a condition that will prevent tracking or flowing sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out any measures used to trap sediment.
– All sediment spilled, dropped, washed, or tracked onto public rights-of-way shall be removed immediately.
– When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. This shall be done at an area stabilized with crushed stone, which drains into an approved sediment trap or sediment basin.

STABILIZED CONSTRUCTION ENTRANCE
(TO BE MAINTAINED)



SECTION A–A
NOT TO SCALE

CONCRETE WASHOUT AREA
N.T.S.

NOTES

PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.

MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.

STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.

CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.

USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMIT(S) AS NECESSARY.

AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.

LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.

LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.

AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.

TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.

PLACEMENT OF EROSION MATERIALS AT THESE LOCATIONS ARE REQUIRED ON WEEKENDS AND DURING RAIN EVENTS: PER PLAN

THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE, ETC., SHALL NOT BE ENLARGED OR "RUN OVER."

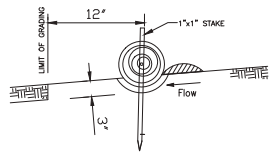
CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON."

DUST CONTROL IS REQUIRED YEAR-ROUND.

EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.

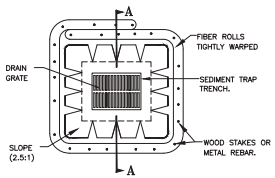
USE OF PLASTIC SHEETING BETWEEN OCTOBER 1 AND APRIL 30 IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.

TREE PROTECTION SHALL BE IN PLACE BEFORE ANY DEMOLITION, GRADING, EXCAVATING OR GRUBBING IS STARTED.

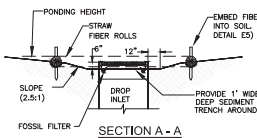


FIBER ROLL
N.T.S.

FIBER ROLL NOTES
1. Place fiber roll in key trench 3" deep and place excavated soil on uphill or flow side of the roll.
2. On slopes and hillsides, fiber rolls shall be abutted at the ends and not overlapped. Place alternate stakes on both sides of the roll, every 6'.
3. Install fiber roll 12" from limit of grading



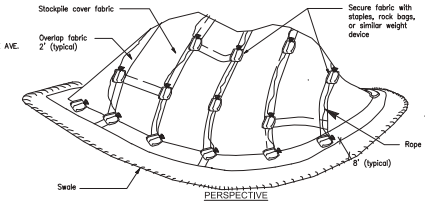
PLAN VIEW



SECTION A - A

NOTES:
1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 -16 FT. LONG.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" DEEP. DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.
4. FOSSIL FILTERS SHALL BE INCORPORATED IN ALL CATCH BASINS AND FIELD INLETS 24" AND LARGER AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. FOSSIL FILTERS ARE AVAILABLE FROM KRISTAR ENTERPRISES INC., 422 LARKFIELD CENTER, SUITE 271, SANTA ROSA, CA 95403, PHONE (800) 579-8519.

STORM INLET SEDIMENT TRAP-FIBER ROLLS
N.T.S.



TEMPORARY COVER ON STOCK PILE
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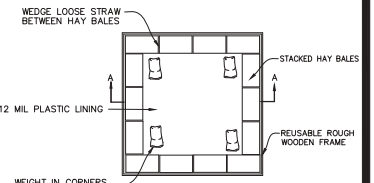

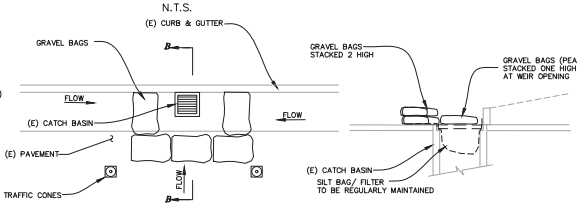

EXISTING DRAINAGE INLET PROTECTION
N.T.S.

EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

1. The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 1st to April 30. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
2. This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entranceways.
4. Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the city.
5. If hydroseeding is not used or or is not effectively 10/10, then other immediate methods shall be implemented, such as Erosion control blankets, or a three-step application of: 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.
6. Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.
7. Lots with houses under construction will not be hydroseeded Erosion protection for each lot with a house under construction shall confirm to the Typical Lot Erosion Control Detail shown on this sheet.
8. This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the city representative of any field changes.
9. This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
10. Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.
11. Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediately remedy shall occur.
12. Sanitary facilities shall be maintained on the site.
10. During the rainy season, all paved areas shall be kept clear of earth material and debris. The site shall be maintained so as to minimize sediment laden runoff to any storm drainage systems, including existing drainage swales and water courses.
13. Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be compiled with.
14. Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.
13. With the approval of the city inspector, erosion and sediment controls maybe removed after areas above them have been stabilized.

MAINTENANCE NOTES
1. Maintenance is to be performed as follows:
   A. Repair damages caused by soil erosion or construction at the end of each working day.
   B. Swales shall be inspected periodically and maintained as needed.
   C. Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
   D. Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot.
   E. Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
   F. Rills and gullies must be repaired.
2. All existing drainage inlets on St. George Lane within the limit of the project , shall be protected with sand bags during construction. See detail. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.
3. Existing concrete ditch sediment trap shall be cleaned out routinely during construction.

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OWNER / DEVELOPER:

EROSION CONTROL PLAN
NEW SINGLE FAMILY HOUSE
2319 WARNER RANGE AVE. MENLO PARK, CA 94025
GRADING AND DRAINAGE PLANS

Revisions:

REGISTERED PROFESSIONAL ENGINEER
SAEID RAZAVI
No. C52724
CIVIL
STATE OF CALIFORNIA

Date: 06/12/2023
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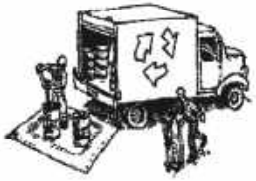
PREPARED BY: S.P.
CHECKED BY: S.R.
Job # 222146
Sheet: 5 OF 6
C-5

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

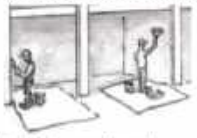
Concrete, Grout & Mortar Application

- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

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OWNER / DEVELOPER:

NEW SINGLE FAMILY HOUSE
2319 WARNER RANGE AVE. MENLO PARK, CA 94025
GRADING AND DRAINAGE PLANS

Revisions:

REGISTERED PROFESSIONAL ENGINEER
SAEID RAZAVI
No. 052724
CIVIL
STATE OF CALIFORNIA

Date: 06/12/2023
Scale:
PREPARED BY: S.P.
CHECKED BY: S.R.
Job #: 222146
Sheet: 6 OF 6
C-6

A26

2319 Warner Range Ave. Menlo Park. CA

Update: **07.27.2024**

There has been no further communication, changes or new information as a part of the efforts towards the continuation of this project. No additional outreach efforts have been made or received by the neighbors or the property owner.

Update: **06.01.2024**

The use permit is requested solely for the purposes of retaining walls and grading required in the minimum required setback in the rear of the property. The proposed retaining walls encroaching in the required setback are being requested in order to add a better quality backyard, to the new home approved to be built on a separate permit. backyard of this residence is very limited due to the shape of the property lines and public utility easement of this property. However, during the redesign of the project due to poor soil conditions – we have eliminated the side retaining walls have revised the plans only to require retaining walls in the rear of the property encroaching in to the rear required setbacks in order to attain a slightly larger and flatter backyard for elevating the quality of outdoor living of the proposed residence. The proposed retaining walls at max will encroach 12 feet in to the require setback and at least 1’ in some areas.

The proposed retaining wall materials shall be built with “lagg wall” style. Meaning there will be metal I beam columns driven into the soil supported with concrete footings. From post to post, there will be pressure treated pieces of wood installed in between the two posts. This style will allow for reduced concrete, excavation, and damage to the existing root systems of the trees existing on the job site and will allow for growth of future trees planted for screening.

Neighborhood Outreach:
Please note that there has been no further communication and/or outreach between Design team, owners, or other neighbors about this project.

Proposed project at 2319 Warner Range is a new two-story single-family Residence on an interior lot with an attached ADU and an attached two car garage. This portion of the project has undergone review through the planning and building department and due to the lot being conforming it is excluded from the use permit application. However, there are some landscaping retaining walls in order to achieve a better cohesive design. and is not a part of the use permit application Main residence is highlighted with high-end materials such as aluminum-clad-wood windows with modern lines, standing-seam metal roof; exterior of the home shall be equipped with modern farmhouse style vertical and horizontal wood siding as well as hardybacker/ cement board exterior. The combination of materials selected for this project is designed to add

a high scale characteristic to the neighborhood and add value to the neighboring houses. The proposed design for this residence includes a 6 bedrooms, 6.5 bathrooms main residence and 1 bedroom 1 bathroom attached ADU. First floor of the main residence includes a kitchen and family room, dining and living room. Second level of this main residence will have four bedrooms and four bathrooms. This home has been designed for the needs of the clients and their family and elder parents to be able to have proper accommodations and comfortable living. The lot is corner parcel, and is approximately +/- 12500 SF in the R-1-s zoning district. The proposed design for this project would adhere to all zoning ordinance regulations for setbacks, lot coverage, floor area limit, height, daylight plane, and parking.

Retaining walls and landscape design:
Proposed design and reason for project requiring a use permit is brought up is due to the planning requirement of grading more than 12 inches in the required rear and side setback areas. This retaining wall shall serve as a landscape retaining wall in order to allow the owners to have a decently sized backyard this retaining wall has been designed in a way that it will provide the owners of the residence enough room for their kids to play in and enjoy the family in-door-outdoor style for which the residence has been designed for. In order to minimize the impact of the retaining walls we have consulted with our arborist team, and civil engineering team to ensure that the size and grading required to accommodate this design, has been performed in the least impact-inducing method possible.

Project outreach –
Owners will be reaching out the neighboring properties in person to identify the concern and letting the neighbors know that we'll be aiming for the construction and installation of the retaining walls in the required side and rear setbacks. 3D perspectives of these designs will be provided as a part of the conversation starters to visually enhance the conversations and make the understanding of the scope of the project more clearly.

Limitations and challenges of the lot:
Please note that this property has an approximate 60inch or 5' drop in elevation as we get close to the rear of the property – however, during the original construction of the residence, they had installed a retaining wall which is shown on the survey of the property however, this retaining wall is failing and is not in good shape. Therefore, we'll be installing the proposed retaining wall behind the existing retaining wall with the new and compliant methods of construction to ensure safety and cohesiveness of the design.

Update as of 11.25.2023
No further communication and or outreach has occurred during the current phase of construction and development of the project in regards to the use permit application with the neighbors surrounding the property.

ADU:
Please note ADU is not a part / or required to be a part of the conversation in the design review commission and shall be excluded from all of the neighboring comments and concerns.
Planning staff please advise neighboring properties that the subject of ADU is not allowed to be a part of the conversation during the design review hearing process.

For any questions or concerns, please contact our office.

Salar Safaei,
SDG Principal,
415.967.2527

EXHIBIT C

ARBORIST REPORT

TREE PROTECTION PLAN

REVISED JUNE 25, 2024

PREPARED FOR: SALAR SAFAEI

SITE ADDRESS:
2319 WARNER RANGE AVE. • MENLO PARK, CA 94025

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Registered Consulting Arborist®

Contents

Introduction

ARBORIST ASSIGNMENT

On November 30, 2022, at the request of Salar Safaei, I visited 2319 Warner Range Ave. in the role of Project Arborist. The purpose was to perform the assessments and data collection as necessary to create an industry-standard Tree Protection Report for their project permit. It was my understanding that the existing house would be demolished and a new two-story home with basement, garage, and attached ADU would be built in its place. A new subdrain was to be run around the property. Assessments in this report were based on review of the following:

- Plan Set Sheets A0 – A2.1 (dated 06.01.2024) by Safaei Design Group
    - Including existing and proposed site plans and cover sheet
- Grading and Drainage Plans C1 – C5 by SMP Engineers (revised 06/12/23)

My inventory included a total of 20 trees over six inches (6" DBH). There were five (5) trees of Heritage size: two (2) coast live oak (*Quercus agrifolia)*, one (1) Canary Island pine (*Pinus canariensis*), a (1) Shamel ash (*Fraxinus uhdei*), and one (1) Hollywood juniper (*Juniperus chinensis*). 10 trees on the property were requested for removal, and one tree had been removed under a separate permit (Tree #20H). All neighboring trees were sufficiently distant from the work (>10x DBH).

USES OF THIS REPORT

According to City Ordinance, any person who conducts grading, excavation, demolition, or construction activity on a property is to do so in a manner that does not threaten the health or viability or cause the removal of any Heritage Tree. **Any work performed within an area 10 times the diameter of the tree (i.e., the tree protection zone) requires the submittal of a tree protection plan for approval by the City before issuance of any permit for grading or construction.**

This report was written by Busara Firestone, Project Arborist, to serve as a resource for the property owner, designer, and builder. As needed, I have provided instructions for retaining, protecting, and working around trees during construction, as well as information on City requirements. *The owner, contractor and architect are responsible for knowing the information included in this arborist report and adhering to the conditions provided.*

Limitations

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

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

City Tree Protection Requirements

Heritage Tree Definition

A “Heritage Tree” is a tree that has protected status by the City of Menlo Park. The City can classify trees with Heritage status for their remarkable size, age, or unique value. However, in

general, native oaks of 10 inches or more, and any tree having a trunk with a diameter of 15 inches or more has Heritage status (measured at 54 inches above natural grade, or at the branching point for multi-trunk trees).

Construction-Related Tree Removals

According to the City of Menlo Park, applicants are required to submit a site plan with the Heritage Tree Removal Application Permit even if they have submitted a site plan to the City for a planning or building permit. The site plan facilitates the review by the City Arborist.

For removals of two or more trees, applicants shall be required to submit a planting plan indicating the species, size and location of the proposed replacement trees on a site plan. Heritage Tree Permits related to Construction will also be charged for City-retained arborist expenses.

Violation Penalties

Any person who violates the tree protection ordinance, including property owners, occupants, tree companies and gardeners, could be held liable for violation of the ordinance. The ordinance prohibits removal or pruning of over one-fourth of the tree, vandalizing, mutilating, destruction and unbalancing of a heritage tree without a permit.

If a violation occurs during construction, the City may issue a stop-work order suspending and prohibiting further activity on the property until a mitigation plan has been approved, including protection measures for remaining trees on the property. Civil penalties may be assessed against any person who commits, allows or maintains a violation of any provision of the ordinance. The fine will be an amount not to exceed $5,000 per violation, or an amount equivalent to the replacement value of the tree, whichever is higher.

Impacts on Protected Trees

SITE DESCRIPTION

The property at 2319 Warner Range Ave was a residential lot typical of the neighborhood. There was a house with attached garage on-site with a driveway on the left-hand side. The tree stock was a mix of ornamentals and natives of various sizes with a densely planted area in the back yard behind a retaining wall.

TREE INVENTORY

This tree preservation plan includes an attached inventory of all trees on the property regardless of species, that were at least 12 feet tall and 6-inch DSH.

This inventory also includes as necessary, any neighboring Heritage Trees with work proposed within 10 times their diameter (DBH). Any street trees within the public right-of-way were also included, regardless of size, as required by the City.

The Inventory includes each tree's number (as shown on the TPZ map), measurements, condition, level of impact (due to proximity to work), tolerance to construction, and overall suitability for retainment. The inventory also includes the appraised value of each tree using the Trunk Formula Method (10th Edition).

PROJECT DESCRIPTION

After review of proposed plan set, it was my understanding that a new retaining wall would be built in the back yard. A subdrain was also planned around the property. New walkways, patios, and a driveway were planned. Please see attached Tree Protection Plan Map.

HOW CONSTRUCTION CAN DAMAGE TREES

Damage to Roots

Where are the Roots?

The most common types of injury to trees that occur during property improvements are related to root cutting or damage. **Tree roots extend farther out than people realize, and the majority are located within the upper 24 inches of soil.** The thickest roots are found close to the trunk, and taper and branch into ropey roots. These ropey roots taper and branch into an intricate system of fine fibrous roots, which are connected to an even finer system of fungal filaments. This vast below-ground network is tasked with absorbing water and nutrients, as well as anchoring the tree in the ground, storage, and communication.

Damage from Excavation

Any type of excavation will impact adjacent trees by severing roots and thus cutting off the attached network. Severing large roots, or trenching across the root plate, destroys large networks. Even work that appears to be far from a tree can impact the fibrous root system. Placing impervious surfaces over the ground, or installing below ground structures, such as a pool, or basement wall, will remove rooting area permanently from a site.

Damage from Fill

Adding fill can smother roots, making it difficult for them to access air and water. The roots and other soil life need time to colonize the new upper layers of soil.

Changes to Drainage and Available Water

Changes to the hydrology of the site, caused for instance by new septic fields, changes to grade, and drainage systems, can also cause big changes in available water for trees. Trees can die from lack of water or disease if their water supply dries up or gets much wetter than they are used to.

Soil Compaction and Contamination

In addition, compaction of soil, or contamination of soil with wash-water, paint, fuel, or other chemicals used in the building process, can cause damage to the rooting environment that can last many years. Tree protection fencing creates a barrier to protect as many roots as possible from this damage, which can be caused by travelling vehicles, equipment storage, and other construction activities that may occur even outside the construction envelope.

Mechanical Injury

Injury from the impact of vehicles or equipment can occur to the root crown, trunk, and lower branches of a tree. The bark protects a tree – creating a skin-like barrier from disease-causing organisms. The stem tissues support the weight of the plant. They also conduct the flow of water, sugars, and other important compounds throughout the tree. When the bark and wood is injured, the structure and health of the tree is compromised.

IMPACTS TO HERITAGE TREES

SUMMARY

Five (5) Heritage Trees and one (1) Street tree would be impacted by the project: two (2) coast live oak (*Quercus agrifolia)*, one (1) Canary Island pine (*Pinus canariensis*), a (1) Shamel ash (*Fraxinus uhdei*), a (1) southern magnolia (*Magnolia grandiflora*), and one (1) Hollywood juniper (*Juniperus chinensis*). 10 trees on the property were recommended for removal, and one had already been removed under a separate permit. Please see removal justifications in the following section.

My evaluation of the impacts of the proposed construction work for all affected trees was summarized in the Tree Inventory. These included impacts of grading, excavation for utility installation, retaining walls, drainage or any other aspect of the project that could impact the service life of the tree. Anticipated impacts to trees were summarized using a rating system of “severe,” “high,” “moderate,” “low,” or “very low.”

General species tolerance to construction, and condition of the trees (health and structural integrity), was also noted on the Inventory. These major factors, as well as tree age, soil characteristics, and species desirability, all factored into an individual tree's suitability rating, as summarized on the Inventory. Suitability of trees to be retained was rated as "high," "moderate," "low." Trees with low suitability would be appropriate candidates for removal. **Please see Glossary for definitions of ratings.**

TREE REMOVALS

Removal Justification for trees is as follows:

- **Trees #1, #2 #8, #11, and #15 - #18 were not Heritage Trees**:
  - I recommended Trees #1 and #2 (crape myrtles) for removal because they would be expected to sustain "high" to "severe" impacts from construction of the front paver walkway. They would not be expected to survive the project.

  - I recommended Tree #8 (*Xylosma congestum*), and Tree #15 (crapemyrtle, *Lagerstroemia indica*), and Trees #16 - #18 (mayten, *Maytenus boaria*) for removal because they would be expected to undergo "high" to "severe" impacts from the proposed construction of the home and back yard retaining wall and would not be expected to survive the project.

  - I recommended Tree #11 (pineapple guava, *Acca sellowiana*) for removal because it was in "very poor" condition. The tree had low vigor, as well as damage and decay in the lower trunk.

- **Tree #19H (pine):** This tree would be expected to sustain "severe" impacts (more than 30% root loss) from the proposed retaining wall and would not be expected to survive the project. **Removal would be justified as per Menlo Park Administrative Guidelines section 13.24.050 Clause a.5 "development."**

- **Tree #20H (coast live oak):** This tree was removed under Permit #HTR2023-00180.

IMPACTS TO HERITAGE TREES

- **Tree #4 (11.5 southern magnolia, *Magnolia grandiflora*, Street tree):** This tree would be anticipated to sustain "moderate" impacts from the proposed driveway and stabilized construction entrance. **Please see "Special Tree Protection Measures" section of this report for guidelines on working within 6x DBH of this tree.**

- **Tree #10H (15" Shamel ash):** This tree, approximately seven feet (7') from the back yard retaining wall and subdrain, would be expected to sustain "moderate" impacts (10% - 25% root loss). **Please see "Special Tree Protection Measures" section of this report for guidelines on working within 6x DBH of this tree.**

- **Tree #12H (18" Hollywood juniper):** This tree would be anticipated to be "moderately" impacted by the proposed retaining wall and subdrain approximately eight feet (8') away. **Please see "Special Tree Protection Measures" section of this report for guidelines on working within 6x DBH of this tree.**

- **Tree #14H (21" coast live oak):** Excavation for the retaining wall and subdrain was planned 5'11" away from this tree. I estimated that root loss would be approximately 30%. Redesign to reduce impact has been explored based on my recommendation. However, this version of the plan achieves the back patio space requested by the client. Justification and comparison of different layouts will be required by the municipal reviewer. Retainment may be possible with monitoring or alternative building methods. Health and structure may worsen **even if** conditions for retainment are met. **Please see "Special Tree Protection Measures" section of this report for guidelines on working within 6x DBH of this tree.**

Tree Protection Recommendations

PRE-CONSTRUCTION

Establish Tree Protection Zones (TPZ)

The Tree Protection Zone (TPZ) shall be a fenced-off area where work and material storage is not allowed. They are established and inspected prior to the start of work. This barrier protects the critical root zone and trunk from compaction, mechanical damage, and chemical spills.

Tree protection fencing is required to remain in place throughout construction and may only be moved or removed with written authorization from the City Arborist. The Project Arborist may authorize modification to the fencing when a copy of the written authorization is submitted to the City.

The City requires that tree protection fencing be installed before any equipment comes on-site and inspected by the Project Arborist, who shall submit a verification letter to the City before issuance of permits.

Tree protection fencing is required to remain in place throughout construction and may only be moved or removed with written authorization from the City Arborist. The Project Arborist may authorize modification to the fencing when a copy of the written authorization is submitted to the City.

The following activities are prohibited inside the Tree Protection Zone. DO NOT:

- Place heavy machinery for excavation
- Allow runoff or spillage of damaging materials
- Store or stockpile materials, tools, or soil
- Park or drive vehicles
- Trench, dig, or otherwise excavate without first obtaining authorization from the City Arborist or Project Arborist
- Change soil grade
- Trench with a machine

- Allow fires under and adjacent to trees
- Discharge exhaust into foliage
- Direct runoff towards trees
- Cut, break, skin, or bruise roots, branches, or trunks without authorization from the City Arborist
- Secure cable, chain, or rope to trees
- Apply soil sterilant under pavement near existing trees

Specific recommended protection for trees is as follows:

- **Tree #4 (11.5" magnolia, Street tree)**: Establish standard TPZ fencing to a radius of 12 feet, or to the greatest extent possible as limited by the proposed driveway and stabilized construction entrance. **See attached "TPZ Map" for recommended fencing locations**.

- **Trees #10H, #12H, and #14H (mix of species):** These trees may be fenced as a group within the same perimeter. Establish standard TPZ fencing radius to 15 feet, or to the greatest extent possible as limited by the proposed retaining wall.

TPZ FENCING SPECIFICATIONS:

1) Establish tree protection fencing radius by installing six (6)-foot tall chain link fencing mounted on eight (8)-foot tall, 1.5-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart.

2) Post signs on the fencing (in English and Spanish) printed on 11"x17" yellow-colored paper (signage attached at end of report) with Project Arborist's contact information. Signage should be on each protection fence in a prominent location.

3) Movable barriers of chain link fencing secured to cement blocks may be substituted for fixed fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the Project Arborist or City Arborist.

TRUNK WRAP SPECIFICATIONS:

- *Securely bind wooden slats at least 1-inch-thick around the trunk (preferably on a closed-cell foam pad). Secure and wrap at least one layer of orange plastic construction fencing around the outside of the wooden slats for visibility;*
- *DO NOT drive fasteners into the tree;*
- *Install trunk protection immediately prior to work within the TPZ and remove protection from the tree(s) as soon as work moves outside the TPZ;*
- *Protect major scaffold limbs as determined by the City Arborist or Project Arborist; and*
- *If necessary, install wooden barriers at an angle so that the trunk flare and buttress roots are also protected.*

Preventing Root Damage

Bare ground within the TPZ should have material applied over the ground to reduce soil compaction and retain soil moisture. Place a 6-inch layer of coarse mulch or woodchips covered with ¾-inch plywood or alternative within the TPZ prior to construction activity. Mulch in excess of four inches would have to be removed after work is completed. Mulch should be spread manually so as not cause compaction or damage.

Pruning Branches

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

Pruning should be specified in writing adhering to ANSI A300 Pruning Standards and performed according to Best Management Practices endorsed by the International Society of Arboriculture. Any pruning (trimming) of branches should be supervised by an ISA-certified arborist.

Any property owner wanting to prune heritage tree more than one-fourth of the canopy and/or roots, must have permission from the City.

Arborist Inspection

The City requires that tree protection fencing be installed before any equipment comes on-site and inspected by the Project Arborist, who shall submit a verification letter to the City before issuance of permits. Tree protection fencing to be inspected by City Arborist before demo and/or building permit issuance.

DURING CONSTRUCTION

Special Tree Protection Measures – Trees #4, #10H, #12H, and #14H

1) **Tree #4 – 11.5" magnolia, Street tree**
    a. **Demolition of existing hardscape** should be performed in a manner that avoids tearing roots: Using the smallest effective machinery, break up pieces of the concrete and lift pieces up and away from trees. Cut roots embedded in paving rather than tearing them (see instructions on root cuts).

    b. **Hardscaping (driveway):** When excavating within 12 feet of this tree, use hand tools. Leave roots encountered undisturbed if possible. Excavation depth for installation of new landscape materials within 12 feet of tree should be no more than four inches (4") into existing soil grade. Do not compact native soil under paving materials. If roots must be cut, please see section titled "Root Pruning." No paving materials or any excavation or grading within three feet (3') of trunk.

2) **Tree #14H**
    a. **Cut to grade and retaining wall adjacent to Tree #14H**

    • *Use hand tools only* when excavating within 11 feet of the trunk of Tree #14H within the top 36 inches of soil depth. If roots of one-inch diameter or larger must be cut, they should be cut cleanly with a sharp, clean sawblade perpendicular to the direction of growth (a "square cut"). The cut should be made where the bark of the root is undamaged and intact. **Root pruning should be supervised by the Project Arborist.**

• Cuts across the root plate within a distance of less than 3X the diameter of the tree can lead to tree decline and instability. Therefore, the cut to grade/ location of the retaining wall should be a minimum of seven feet (7') from trunk face to prevent instability of tree from the damage of structural roots.

3) Trees #10H and #12H

a. **Excavation guidelines for installation of underground drainage feature:** Do not trench within 8 feet of Tree #10H and 9 feet of Tree #12H if possible. Consider using boring (tunneling) machines set up outside the dripline of the tree. If trenching is necessary, use hand tools or vacuum soil extraction in the top 36 inches of soil. **Leave woody roots of one inch or larger undamaged with bark intact**. The pipes can then be pushed through the trench or tunnel, beneath the roots. Gravel may be filled around live roots. Most roots are found within the top 24 inches of soil.

b. **Cut to grade and retaining wall adjacent to Trees #10H and #12H**

• *Use hand tools only* when excavating within 8 feet of the trunk of Tree #10H and 9 feet of Tree #12H within the top 36 inches of soil depth. If roots of one-inch diameter or larger must be cut, they should be cut cleanly with a sharp, clean sawblade perpendicular to the direction of growth (a "square cut"). The cut should be made where the bark of the root is undamaged and intact. **Root pruning should be supervised by the Project Arborist.**

• Cuts across the root plate within a distance of less than 3X the diameter of the tree can lead to tree decline and instability. Therefore, the cut to grade/ location of the retaining wall should be a minimum of four feet (4') from trunk face of Tree #10H and 5 feet of Tree #12H to prevent instability of tree from the damage of structural roots.

Root Pruning

Roots often extend farther beyond the tree than people realize. Even outside of the fencing protecting the critical root zone, there are roots that are important to the wellbeing of the tree. Builders may notice torn roots after digging or trenching. If this happens, exposed ends should be cut cleanly.

However, the best way to cut roots is to cut them cleanly *before* they are torn by excavating equipment. Roots may be exposed by gentle excavation methods and then cut selectively. Alternatively, a tool specifically designed to cut roots may be used to cut through the soil on the tree-side of the excavation line prior to digging so that roots are not torn.

Any root pruning must be supervised by the Project Arborist.

Irrigation

Water moderately and highly impacted trees during the construction phase. As a rule of thumb, provide one to two inches per month. Water slowly so that it penetrates 18 inches into the soil, to the depth of tree roots. Do not water native oaks during the warm dry season (June – September) as this activates oak root fungus. Instead, make sure that the soil is sufficiently insulated with mulch (where possible). Remember that unsevered tree roots typically extend three to five times the distance of the canopy.

Project Arborist Supervision

I recommend the Project Arborist meet with the builder on-site:

- Soon after excavation
- During any root pruning
- Monthly inspection reports: As requested by the property owner or builder to document tree condition, verify on-going compliance with tree protection plan, and

provide recommendations for any necessary maintenance and impact mitigation (*required every 4 weeks by the City*).

Any time development-related work is recommended to be supervised by a Project Arborist, a follow-up letter shall be provided, documenting the mitigation has been completed to specification.

POST-CONSTRUCTION

Ensure any mitigation measures to ensure long-term survival including but not limited to:

Continued Tree Care

Provide adequate and appropriate irrigation. As a rule of thumb, provide 1- 2 inches of water per month. Water slowly so that it penetrates 18 inches into the soil, to the depth of the tree roots. Native oaks usually should not be provided supplemental water during the warm, dry season (June – September) as this activates oak root fungus. Therefore, native oaks should only be watered October – May when rain has been scarce.

Mulch insulates the soil, reduces weeds, reduces compaction, and promotes myriad benefits to soil life and tree health. Apply four inches of wood chips (or other mulch) to the surface of the soil around trees, extending at least to the dripline when possible. Do not pile mulch against the trunk.

Do not fertilize unless a specific nutrient deficiency has been identified and a specific plan prescribed by the project arborist (or a consulting arborist).

Post-Construction Monitoring

Monitor trees for changes in condition. Check trees at least once per month for the first year post-construction. Expert monitoring should be done at least every 6 months or if trees show signs of stress. Signs stress include unseasonably sparse canopy, leaf drop, early fall color,

browning of needles, and shoot die-back. Stressed trees are also more vulnerable to certain disease and pest infestations. Call the Project Arborist, or a consulting arborist if these, or other concerning changes occur in tree health.

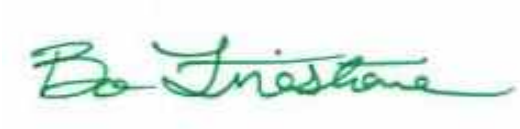
City Arborist Inspection

A final inspection by the City Arborist is required at the end of the project. This is to be done before Tree Protection Fencing is taken down. Replacement trees should be planted by this time as well.

Conclusion

The building project planned at 2319 Warner Range appeared to be a valuable upgrade to the property. If any of the property owners, project team, or City reviewers have questions on this report, or require Project Arborist supervision or technical support, please do not hesitate to contact me at (408) 497-7158 or busara@bofirestone.com.

Signed,



Busara (Bo) Firestone | ISA Certified Arborist WE-#8525A | ASCA Registered Consulting Arborist RCA #758 | ISA Qualified Tree Risk Assessor | ASCA Tree and Plant Appraisal Qualification | Member – American Society of Consulting Arborists | Wildlife-Trained Arborist

Supporting Information

GLOSSARY

Terms appear in the order they appear from left to right on the inventory column headings.

DBH / DSH: Diameter at 4.5' above grade. Trees which split into multiple stems at 4.5’ are measured at the narrowest point below 4.5’.

Mathematic DBH / DSH: diameter of multitrunked tree, mathematically derived from the combined area of all trunks.

SPREAD: Diameter of canopy between farthest branch tips

TREE STATUS: A “Heritage Tree” is a tree that has protected status by the City of Menlo Park. The City can classify trees with Heritage status for their remarkable size, age, or unique value. However, in general, native oaks of 10 inches or more, and any tree having a trunk with a diameter of 15 inches or more has Heritage status (measured at 54 inches above natural grade, or at the branching point for multi-trunk trees).

CONDITION-Ground based visual assessment of structural and physiological well-being:

"Excellent" = 81 - 100%; Good health and structure with significant size, location or quality.

"Good" = 61-80%; Normal vigor, full canopy, no observable significant structural defects, many years of service life remaining.

"Fair" = 41-60%; Reduced vigor, significant structural defect(s), and/or other significant signs of stress

"Poor" = 21- 40%; In potentially irreversible decline, structure and aesthetics severely compromised

"Very Poor" = 6-20%; Nearly dead, or high risk of failure, negative contribution to the landscape

"Dead/Unstable" = 0 - 5%; No live canopy/buds or failure imminent

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

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

AGE: Relative to tree lifespan; “Young” <1/3; “Mature" 1/3 - 2/3; "Overmature" >2/3

IMPACT: Anticipated impact to an individual tree including……

> **SEVERE** - In direct conflict, removal necessary if plans proceed (distance to root cuts/fill within 3X DBH or root loss of > 30% anticipated).
>
> **HIGH** – Work planned within 6X DBH and/or anticipated root loss of 20% – 30%. Redesign to reduce impact should be explored and may be required by municipal reviewer. Retainment may be possible with monitoring or alternative building methods. Health and structure may worsen **even if** conditions for retainment are met.
>
> **MODERATE** - Ideal TPZ encroached upon in limited areas. No work or very limited work within 6X TPZ. Anticipated root loss of 10% - 25%. Special building guidelines may be provided by Project Arborist. Although some symptoms of stress are possible, tree is not likely to decline due to construction related activities.
>
> **LOW** - Anticipated root loss of less than 10%. Minor or no encroachment on ideal TPZ. Longevity uncompromised with standard protection.
>
> **VERY LOW** - Ideal TPZ well exceeded. Potential impact only by ingress/egress. Anticipated root loss of 0% - 5%. Longevity uncompromised.
>
> **NONE** - No anticipated impact to roots, soil environment, or above-ground parts.

TOLERANCE: General species tolerance to construction (HIGH, MODERATE, or LOW) as given in Managing Trees During Construction, Second Edition, by International Society of Arboriculture

SUITABILITY ASSESSMENT: An individual tree's suitability for preservation considering impacts, condition, maturity, species tolerance, site characteristics, and species desirability. (HIGH, MODERATE, or LOW)

APPRAISAL RESULT: The reproduction cost of tree replacement as calculated by the Trunk Formula Technique.

BIBLIOGRAPHY

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

ISA. *Guide for Plant Appraisal,* 10th edition, second printing. Atlanta, GA: International Society of Arboriculture, 2019. Print.

ISA. Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement. Western Chapter ISA.

Smiley, E. Thomas, Nelda Matheny, and Sharon Lilly. *Best Management Practices: Tree Risk Assessmen*t: International Society of Arboriculture, 2011. Print.

CERTIFICATE OF APPRAISAL

I, Busara Rea Firestone, CERTIFY to the best of my knowledge and belief:

1. That the statements of fact contained in this plant appraisal are true and correct.
2. That the appraisal analysis, opinions, and conclusion are limited only by the reported assumption and limiting conditions, and that they are my personal, unbiased professional analysis, opinions, and conclusions.
3. That I have no present or prospective interest in the plants that are the subject of this appraisal, and that I have no personal interest or bias with respect to the parties involved.
4. That my compensation is not contingent upon a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. That my analysis, opinions, and conclusions are developed, and this appraisal has been prepared, in conformity with the *Guide for Plant Appraisal (10th edition, 2000)* authored by the Council of Tree and Landscape Appraisers.
6. That the methods found in this appraisal are based on a request to determine the value of the plants considering reasonable factors of plant appraisal.
7. That my appraisal is based on the information known to me at this time. If more information is disclosed, I may have further opinions.

Signed,

Busara (Bo) Firestone

ISA Certified Arborist #WE-8525A

06/25/2024

BO FIRESTONE TREES & GARDENS
BUSARA FIRESTONE, CERTIFIED ARBORIST #WE-8525A
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ASCA RCA #758
Registered Consulting Arborist®

Safaei Residence rev. 06-25-24

									TREE IMPACT ASSESSMENT											
#	Heritage (H)	Common Name	Botanical Name	Protected Status	DBH (inches)	math. DBH (inches)	Height (feet)	Spread (feet)	Condition	Health, Structure, Form notes	Age	Species Tolerance	6X DSH* (feet)	Est. Root Loss**	TPZ mult. Factor	Ideal TPZ Radius (ft)	Impact Level ***	Suitability Rating	Removal Status	Appraisal Result
1		Crape myrtle	*Lagerstroemia indica*	(not heritage)	8.5	8.5	25	20	GOOD (75%)	full canopy, good vigor, pleasing form	MATURE	MODERATE	4	20% - 30%	12	9	HIGH	LOW	**REMOVE (X)**	$1,970
2		Crape myrtle	*Lagerstroemia indica*	(not heritage)	9.5	9.5	25	20	GOOD (75%)	full canopy, good vigor, pleasing form	MATURE	MODERATE	5	> 30%	12	10	SEVERE	LOW	**REMOVE (X)**	$2,460
3		Golden Raintree	*Koelreuteria paniculata*	(not heritage)	10	10	25	20	POOR (25%)	20% dieback, declining in appearance	MATURE	MODERATE	5	10% - 25%	12	10	MODERATE	LOW	PRESERVE	$740
4		Southern Magnolia	*Magnolia grandiflora*	**STREET**	11.5	11.5	20	15	POOR (25%)	40% dieback, growing in hedge, low vigor	MATURE	MODERATE	6	10% - 25%	12	12	MODERATE	LOW	PRESERVE	$500
5		Xylosma	*Xylosma congestum*	(not heritage)	6	6	20	15	FAIR (50%)	irregular form, self-corrected lean, good vigor	MATURE	MODERATE	3	0% - 5%	12	6	VERY LOW	MODERATE	PRESERVE	$410
6		Xylosma	*Xylosma congestum*	(not heritage)	8	8	15	15	VERY POOR (10%)	45° lean, extensive damage and decay on trunk, in shade of adjacent tree	MATURE	MODERATE	4	< 10%	12	8	LOW	LOW	PRESERVE	$170
7		Bronze Loquat	*Eriobotrya deflexa*	(not heritage)	7.5	7.5	20	15	FAIR (50%)	thin canopy, 35% dieback, low vigor	MATURE	MODERATE	4	10% - 25%	12	8	MODERATE	MODERATE	PRESERVE	$950
8		Xylosma	*Xylosma congestum*	(not heritage)	8	8	20	20	FAIR (50%)	foliar pest infestation, moderate vigor	OVERMATURE	MODERATE	4	> 30%	15	10	SEVERE	LOW	**REMOVE (X)**	$660
9		Glossy Privet	*Ligustrum lucidum*	(not heritage)	7, 6.5	10	25	15	FAIR (50%)	codominant stems, moderate vigor	MATURE	LOW	5	0% - 5%	15	13	VERY LOW	MODERATE	PRESERVE	$140
10	H	Shamel Ash	*Fraxinus uhdei*	**HERITAGE**	12, 9.5	15	50	20	FAIR (50%)	codominant stems, good vigor	MATURE	MODERATE	8	10% - 25%	12	15	MODERATE	LOW	PRESERVE	$670
11		Pineapple Guava	*Acca sellowiana*	(not heritage)	6	6	10	15	VERY POOR (10%)	damage and decay in lower trunk, low vigor	MATURE	MODERATE	3	0% - 5%	12	6	VERY LOW	LOW	**REMOVE (X)**	$130
12	H	Hollywood Juniper	*Juniperus chinensis*	**HERITAGE**	18	18	30	25	FAIR (50%)	assymetrical form, densely spaced, understory tree	MATURE	MODERATE	9	10% - 25%	12	18	MODERATE	LOW	PRESERVE	$2,830
13		Norway Spruce	*Picea abies*	(not heritage)	8	8	30	10	VERY POOR (10%)	35° lean towards neighbors; spindly, assymetrical form; unattractive and declining in appearance	MATURE	MODERATE	4	< 10%	12	8	LOW	LOW	PRESERVE	$130
14	H	Coast Live Oak	*Quercus agrifolia*	**HERITAGE**	21	21	55	30	FAIR (50%)	multiple minor codominant stems, moderate vigor	MATURE	HIGH	11	> 30%	8	14	SEVERE	LOW	**REMOVE (X)**	$6,376
15		Crapemyrtle	*Lagerstroemia indica*	(not heritage)	6.5	6.5	30	15	FAIR (50%)	partially shaded, moderate vigor	MATURE	MODERATE	3	> 30%	12	7	SEVERE	LOW	**REMOVE (X)**	$860
16		Mayten	*Maytenus boaria*	(not heritage)	13	13	30	20	POOR (25%)	many twisted stems, damage and decay in main stem	OVERMATURE	MODERATE	7	20% - 30%	15	16	HIGH	LOW	**REMOVE (X)**	$880
17		Mayten	*Maytenus boaria*	(not heritage)	10	10	20	15	POOR (25%)	extensive decay in main trunk	OVERMATURE	MODERATE	5	20% - 30%	15	13	HIGH	LOW	**REMOVE (X)**	$520
18		Mayten	*Maytenus boaria*	(not heritage)	13	13	30	20	POOR (25%)	dead stem removed, asymmetrical form, shaded	OVERMATURE	MODERATE	7	20% - 30%	15	16	HIGH	LOW	**REMOVE (X)**	$880
19	H	Canary Island Pine	*Pinus canariensis*	**HERITAGE**	28	28	75	30	FAIR (50%)	round insect exit holes 1 cm across, partially self-corrected lean of 10°, atypical form for the species, lost original leader	MATURE	MODERATE	14	> 30%	12	28	SEVERE	LOW	**REMOVE (X)**	$9,000
20	H	Coast Live Oak	*Quercus agrifolia*	**HERITAGE**	24	24	60	30	GOOD (75%)	balanced canopy, good vigor, pleasing form	MATURE	HIGH	12	> 30%	8	16	SEVERE	HIGH	**REMOVE (X)**	$11,100
KEY:																				
#		**Neighboring / City Street Tree**																		
		Removal Request																		

SEE GLOSSARY FOR DEFINITION OF TERMS

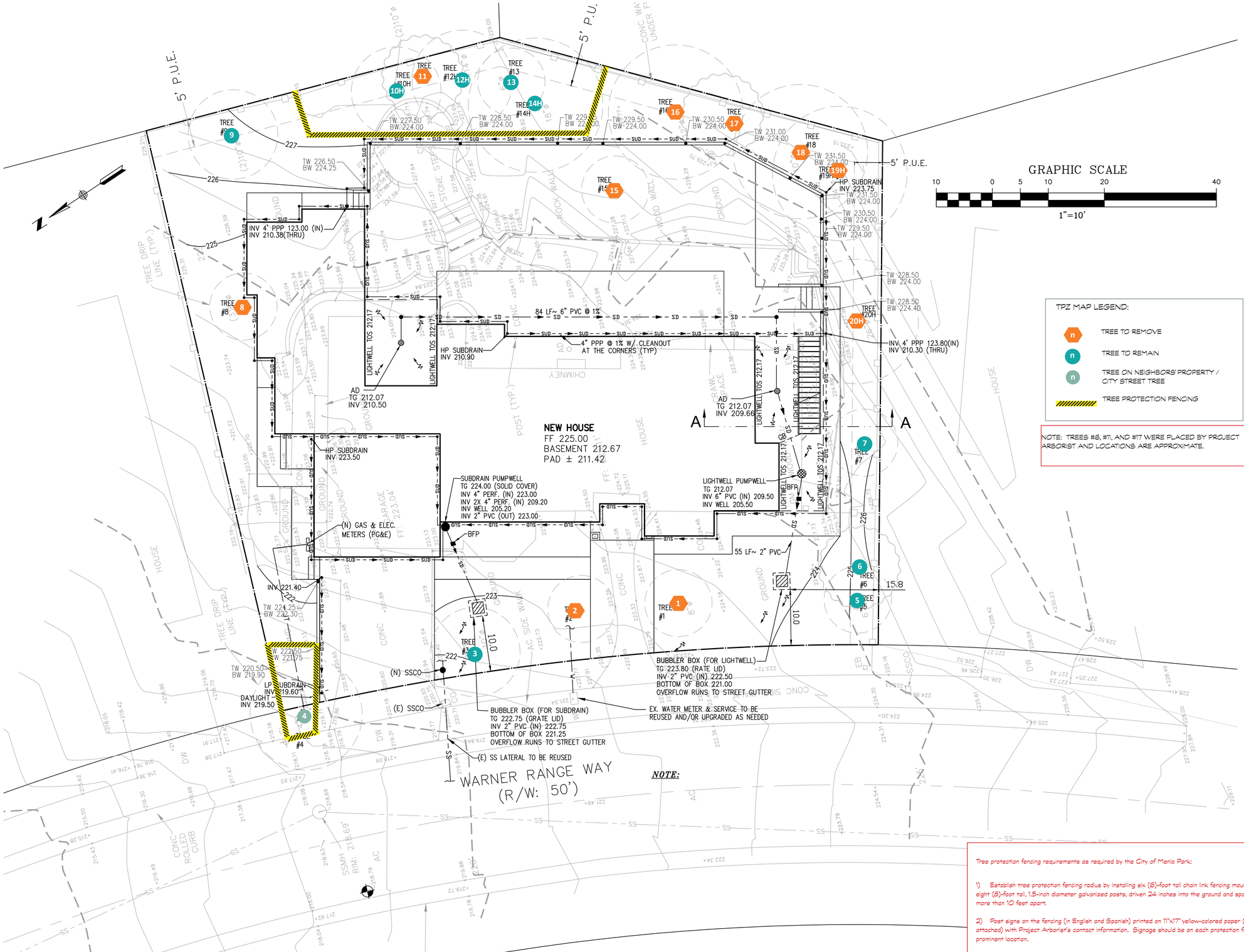
*** 6X DBH is recongnized by tree care industry best practices as the distance from trunkface to a cut across the root plate that would result in a loss of approximately 25% of the root mass. Cuts closer than this may result in tree decline or instability.**
****Based on approximate distance to excavation and extent of excavation (as shown on plans).**
****Impact level assumming all basic and special tree protection measures are followed.**

Appraisal calculations summary available apon request.

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

TREE PROTECTION ZONE MAP

2319 WARNER RANGE, MENLO PARK, CA



TPZ MAP LEGEND:

- n — TREE TO REMOVE
- n — TREE TO REMAIN
- n — TREE ON NEIGHBORS' PROPERTY / CITY STREET TREE
- TREE PROTECTION FENCING

NOTE: TREES #6, #11, AND #17 WERE PLACED BY PROJECT ARBORIST AND LOCATIONS ARE APPROXIMATE.

Tree protection fencing requirements as required by the City of Menlo Park:

1) Establish tree protection fencing radius by installing six (6)-foot tall chain link fencing mounted on eight (8)-foot tall, 1.5-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart.

2) Post signs on the fencing (in English and Spanish) printed on 11"x17" yellow-colored paper (signage attached) with Project Arborist's contact information. Signage should be on each protection fence in a prominent location.

3) Movable barriers of chain link fencing secured to cement blocks may be substituted for fixed fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the Project Arborist or City Arborist.

4) Place a 6-inch layer of coarse mulch or woodchips covered with ¾-inch plywood or alternative within the TPZ over bare ground prior to construction activity.

DATE:
rev. 06/25/24

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

BASE MAP: SITE PLAN C-3
by SMP ENGINEERS
(06/12/2023)

ARBORIST REPORT
pg. 22

LOCATION: 2319 Warner Range Avenue	**PROJECT NUMBER:** PLN2023-00039	**APPLICANT:** Salar Safaei	**OWNER:** Vic Thadhani

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 January 27, 2025) for the use permit to remain in effect.

   b. Development of the project shall be substantially in conformance with the plans prepared by Safaei Design Group consisting of 10 plan sheets, dated received November 5, 2024 and approved by the Planning Commission on January 27, 2025, 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 and the arborist report prepared by Bursara Firestone, dated June 25, 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.

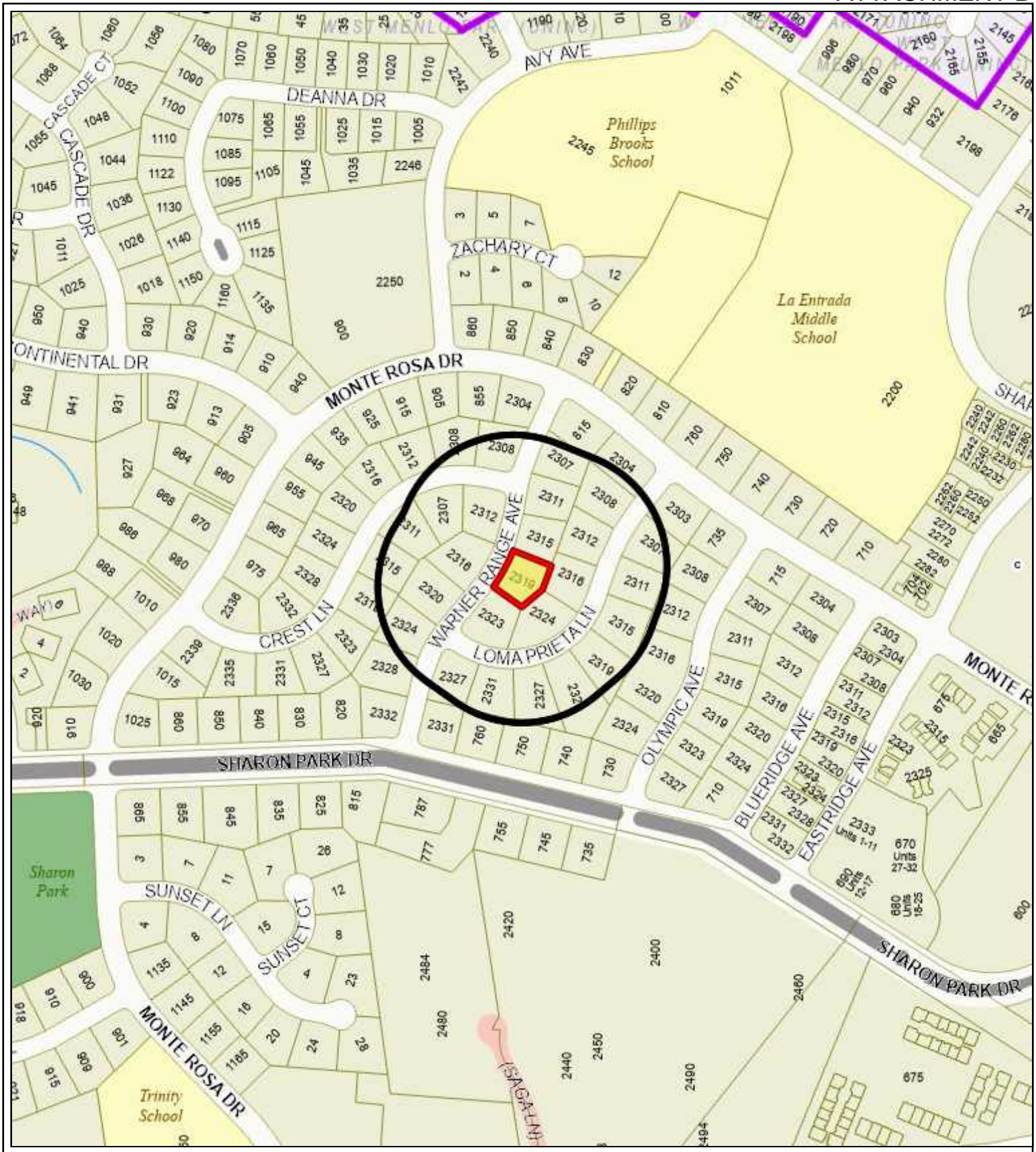
LOCATION: 2319 Warner Range Avenue	**PROJECT NUMBER:** PLN2023-00039	**APPLICANT:** Salar Safaei	**OWNER:** Vic Thadhani

PROJECT CONDITIONS:

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

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

a. Prior to building permit final inspection, the applicant shall plant the replacement trees specified by Heritage Tree Permits HTR2023-00180 and HTR2024-00116, subject to review and approval of the City Arborist.



City of Menlo Park

Location Map

2319 Warner Range Avenue

CITY OF MENLO PARK

Scale: 1:4,000 | Drawn By: THR | Checked By: KTP | Date: 1/27/2025 | Sheet: 1

STAFF REPORT

Planning Commission
Meeting Date: **1/27/2025**
Staff Report Number: **25-006-PC**

Public Hearing: **Consider and adopt a resolution to approve a use permit to allow first-floor interior modifications and addition of a new second-story to an existing single-story single-family residence on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district at 1046 Oakland Avenue. The proposed addition would exceed 50 percent of the existing floor area, and is considered equivalent to new structure; 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 allow first-floor interior modifications and addition of a new second-story to an existing single-story single-family residence on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district at 1046 Oakland Avenue. The proposed addition would exceed 50 percent of the existing floor area, and therefore, the proposal is considered equivalent to new structure. 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 the east side of Oakland Avenue between Bay Road and Van Buren Road, in the Flood Triangle neighborhood. All properties in the immediate vicinity of the subject property are also zoned R-1-U and are generally occupied by single family residences. Many of the older homes along Oakland Avenue are constructed in the same ranch style of similar one-story design as the existing residence. However, there are several new and remodeled one- and two-story residences with a variety of architectural styles, including modern farmhouse and contemporary. A location map is included as Attachment B.

Analysis

Project description

The subject property is a substandard lot with regard to the minimum lot width, being 50 feet wide where a minimum of 65 feet is required. The property is currently occupied by an approximately 1,766.3-square-foot, conforming single-story, single-family residence with an attached front loading one-car garage built approximately around 1947. A use permit is required for this proposal, to add a second story over an existing residence on a substandard lot, which would exceed over 50 percent floor area of the existing residence.

The applicant is proposing first floor interior modifications to accommodate a staircase that would lead to a new second story, and rearrangement of interior space for better functionality. Additionally, there would be exterior modifications on the first floor to reduce the existing front covered porch by 20 square feet. The proposed project would also include the demolition of an existing 82 square foot rear shed which would reduce the existing building coverage from 2,013.1 square feet (36.6%) to 1,910.1 square feet (34.7%). The maximum allowable building coverage for a two-story home is 35% of the lot size, and this reduction would enable the second story addition. The remodeled and expanded residence would contain four bedrooms and three bathrooms. The applicant proposes to retain the existing configuration of a front-loading single-car garage, a common configuration found in nearby older homes. The residence was originally constructed with one covered parking space and the applicant may propose to retain the nonconforming parking configuration as part of the proposed project. The driveway would continue to provide a second unofficial parking space within the front setback, which would not meet the off-street parking requirement but would provide some flexibility.

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

- The total proposed FAL would be 2,800 square feet, the maximum permitted.
- The first floor would be setback 20 feet in the front and 37 feet, eight inches in the rear, where a minimum 20 foot setback is required. The sides would have five foot setbacks where a minimum of five feet is required.
- The second floor would have a 27-foot, nine-inch front setback and 42-foot, eight-inch rear setback, where a minimum of 20 feet is required. The second floor left-side would have a 12-foot setback and the right-side would have a nine-foot, nine-inch setback, except at the staircase, where the setback would be five feet.
- The project would feature two Juliette balconies facing the front yard, and a rear balcony which would have a 20 foot setback from the left side and 21 feet, four inches from the right side, where a minimum of 20 feet is required. The rear setback would be 31 feet, eight inches, where a minimum of 30 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

The proposed alteration and expansion would update the exterior of the residence while keeping elements of the existing craftsman architectural style. The new second floor would match the materials and colors of the existing residence. The first floor existing entry façade would replace the existing stucco with a dark grey ceramic tile accent wall. The existing front door would be replaced with a new stained wood door to match the existing dark brown window frames, with a sidelite generally located centrally along the front elevation within an existing covered porch. The garage door would be retained. New windows are proposed to be white vinyl to match existing ones. The existing gable roof style would be expanded to the addition and the roof material would continue to be composition shingle.

The majority of the second floor would be setback from the first floor, which reduces the massing of the second story. Second-story window sill heights would be a minimum of four feet, four inches, with the exception of a window at the staircase which would be a full length window along the right-side elevation, and the main bedroom facing the backyard with a two-foot, ten-inch sill height. The main bedroom on the second floor would open up to a balcony that faces the rear yard. The balcony would meet the 20 foot minimum side setback for balconies, with 20 feet on the left and 21 feet, four inches on the right. The rear setback for the proposed balcony would be 37 feet, eight inches where a minimum of 30 feet is required. Landscaping would be provided along the rear of the property to provide additional screening and mitigate any privacy concerns. Additionally, the second-story bedrooms # 2 and 3 would feature Juliette balconies facing the front yard with metal railings, which would provide visual interest on the front façade and modernize the existing craftsman architectural style. Juliette balconies are considered architectural design features and are not subject to balcony setback requirements, provided the feature extends no more than 18 inches from the façade.

Trees and landscaping

There are no heritage-size trees located on the subject property, but there is a heritage-size street tree in front of the property. The City Arborist reviewed this project and determined that due to the location of the trees and the proposed scope of work, no arborist report was needed. There are ten additional non-heritage trees located within the subject property, five of which are located along the rear property line, providing increased privacy. Three trees are located in the front yard and one in the right-side yard. All standard Menlo Park heritage tree protection measures would be implemented and ensured as part of condition 1h.

Correspondence

The applicant indicates that they conducted neighborhood outreach, the results of which are included in the project description letter (Attachment A, Exhibit B). Neighbors generally expressed approval of the proposed project. Staff has received no direct correspondence on the proposed project.

Conclusion

Staff believes that the remodel and addition has a consistent aesthetic approach, which matches the existing structure. Additionally, the design, scale, and materials of the proposed second-story addition and first floor modifications are generally compatible with the surrounding neighborhood's mix of single-story and two-story development, as many homes in the area have been expanded with second story additions. The proposed modern craftsman style would be comprehensively executed, cohesive, and well-proportioned. The Juliette balconies would add visual interest to the residence and add modern flair to the existing craftsman style. The applicant's proposal would not be out of scale for the neighborhood and would comply with all applicable Zoning Ordinance requirements, including building coverage and setbacks. The majority of the second floor would be setback from the first floor, which would help reduce the massing of the second story. The proposed rear balcony would meet the required minimum side and rear setbacks, and would be screened by existing trees. Staff recommends the Planning Commission approve the proposed project.

Impact on City Resources

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

Environmental Review

The project is categorically exempt under Class 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:
Fahteen Khan, Associate Planner

Report reviewed by:
Corinna Sandmeier, 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 CONSTRUCT FIRST- AND SECOND-STORY ADDITIONS GREATER THAN 50-PERCENT OF THE EXISTING FLOOR AREA AND CONDUCT INTERIOR MODIFICATIONS ON A SUBSTANDARD LOT WITH REGARD TO MINIMUM LOT WIDTH IN THE R-1-U (SINGLE FAMILY URBAN RESIDENTIAL) ZONING DISTRICT AT 1046 OAKLAND AVENUE.

WHEREAS, the City of Menlo Park ("City") received an application requesting a use permit to allow first-floor interior modifications and addition of a new second-story to an existing single-story single-family residence where the proposed additions would be greater than 50-percent of the existing floor area 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 Karishma Anand ("Applicant" and "Owner") located at 1046 Oakland Avenue (APN 062-042-320) ("Property"). The Project use permit is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the Single Family 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 proposed project would maintain the existing nonconforming parking configuration of one covered space, where at least one covered and one uncovered parking space are required; and

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

WHEREAS, the proposed Project was reviewed by the City Arborist and requires standard tree protection mitigation measures; 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 exempt from environmental review pursuant to CEQA Guidelines§15301 (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 January 27, 2025, 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 first floor modifications and second-story addition where the addition would exceed 50-percent of the existing floor area 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 that are adding more than 50-percent new floor area are allowed to be constructed on substandard lots subject to granting of a use permit and provided that the proposed residence conforms to applicable zoning standards, including, but not limited to,

minimum setbacks, maximum floor area limit, and maximum building coverage. The addition of a second floor would be appropriate for the neighborhood as a number of other residences have been expanded to include a second story and the second story addition would comply with applicable setbacks, daylight plane, and height requirements.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2024-00048, 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 January 27, 2025, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN: None

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this —— day of January, 2025.

PC Liaison Signature

_____
Kyle Perata
Assistant Community Development Director
City of Menlo Park

Exhibits

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

EXHIBIT A

ADDITION AT 1046 OAKLAND AVENUE

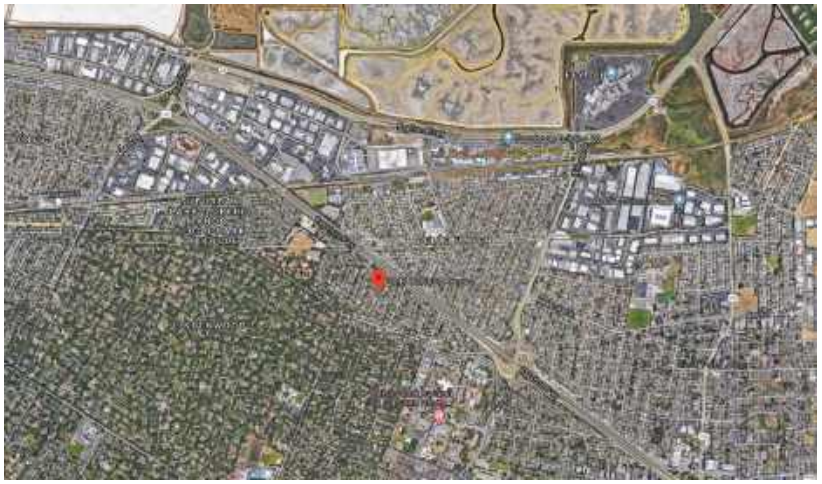
MENLO PARK, CA 94025

OWNER:
Karishma Anand
Amit Kumar
(408) 674-0143

DESIGN CONSULTANT:
Matthew Hum
285 Mullen Avenue
San Francisco, CA 94110
(925) 389-8728

STRUCTURAL ENGINEER:
Vit Hanacek Engineering
2912 Vessing Road
Pleasant Hill, CA 94523
(925) 262-7401

ENERGY CONSULTANT:
Hensel Consulting Engineers, Inc.
5857 Owens Avenue, 3rd Floor
Carlsbad, CA 92008
(619) 665-3259



1 **VICINITY MAP**
SCALE: N.T.S.

SCOPE OF WORK STATEMENT:
THE PROJECT SHALL CONSIST OF THE RENOVATION AND ADDITION TO AN EXISTING, WOOD FRAMED, ONE STORY SINGLE FAMILY RESIDENCE AT 1046 OAKLAND AVENUE. THE EXISTING HOME IS 1,516 SQUARE FEET WITH 3 BEDS AND 2 BATHS. THE PROPOSED PROJECT WILL RETAIN THE EXISTING GARAGE, FOUNDATIONS, AND WALLS TO THE EXTENT POSSIBLE, BUT WILL REQUIRE THE ADDITION OF A NEW SECOND FLOOR AND BALCONY WITH LIMITED RENOVATION OF THE EXISTING FIRST FLOOR. THE NEW HOME WILL BE 2 STORIES, 2,799 SQUARE FEET WITH 4 BEDS AND 3 BATHS, A NET ADDITION OF 1,033 SQUARE FEET. THE CURRENT BUILDING COVERAGE WILL BE UNCHANGED. LIMITED NEW LANDSACPING AND HARDSCAPING WILL BE REQUIRED.

SITE DATA:

PARCEL NUMBER:	062-042-320
LOT AREA:	5,500 SF
ZONING:	R-1-U
CONSTRUCTION:	V-B
FIRE SPRINKLERS:	NO

OCCUPANCY: (CBC310.1 & 312.1) R3 & U

TITLE 24 CALIFORNIA ENERGY CODE: 2019 EDITION

PROJECT SHALL BE IN COMPLIANCE WITH 2019 CALIFORNIA FIRE CODE AND THE MENLO PARK MUNICIPAL CODE.

CODES AND ADOPTED ORDINANCES:

CALIFORNIA FIRE CODE	2019 EDITION
CALIFORNIA RESIDENTIAL CODE	2019 EDITION
CALIFORNIA BUILDING CODE	2019 EDITION
CALIFORNIA MECHANICAL CODE	2019 EDITION
CALIFORNIA PLUMBING CODE	2019 EDITION
CALIFORNIA ELECTRICAL CODE	2019 EDITION
CALIFORNIA GREEN BUILDING STANDARDS	2019 EDITION
ENERGY EFFICIENCY STANDARDS	2019 EDITION

ALONG WITH ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

DEFERRED SUBMITTALS:
ROOF TRUSSES

DRAWING INDEX

ARCHITECTURAL

WORK HOURS ARE REGULATED BY NOISE LEVELS CREATED DURING CONSTRUCTION. THE MAXIMUM NOISE LEVELS ALLOWED ARE ESTABLISHED IN THE CITY OF MENLO PARK MUNICIPAL CODE CHAPTER 8.06 NOISE

- CONSTRUCTION ACTIVITIES BY RESIDENTS AND PROPERTY OWNERS PERSONALLY UNDERTAKING CONSTRUCTION ACTIVITIES TO MAINTAIN OR IMPROVE THEIR PROPERTY ARE ALLOWED ON SATURDAYS, SUNDAYS, OR HOLIDAY BETWEEN THE HOURS OF 9AM AND 5PM

- A SIGN CONTAINING THE PERMITTED HOURS OF CONSTRUCTION EXCEEDING THE NOISE LIMITS SET FORTH IN SECTION 8.06.030 SHALL BE POSTED AT ALL ENTRANCES TO A CONSTRUCTION SITE UPON THE COMMENCEMENT OF CONSTRUCTION, FOR THE PURPOSE OF INFORMING CONTRACTORS AND SUBCONTRACTORS AND ALL OTHER PERSONS AT THE CONSTRUCTION SITE OF THE BASIC REQUIREMENTS OF THIS CHAPTER. THE SIGN SHALL BE AT LEAST 5 FEET ABOVE GROUND LEVEL AND CONSIST OF A NINETY BACKGROUND WITH BLACK LETTERS.

- NOTWITHSTANDING ANY OTHER PROVISION SET FORTH ABOVE, ALL POWERED EQUIPMENT SHALL COMPLY WITH THE LIMITS SET FORTH IN SECTION 8.06.040(B)

SUMMARY OF OWNER REQUESTED CHANGES:
- ADD 146SF TO 2ND STORY ADDITION
- ENLARGING 2ND FLOOR BEDROOMS AND BATHROOMS
- REMOVAL OF 2ND FLOOR PRAYER SPACE
- ADDED RENOVATION SCOPE TO 1ST FLOOR (NEW KITCHEN, BEDROOM, BATHROOM, PRAYER SPACE)
- NEW FRONT DOOR AND OPENINGS AT 1ST FLOOR AT EXISTING PORCH, NEW POSTS/MATERIALS AT PORCH
- NEW SLIDING GLASS DOOR TO REAR YARD
- NEW WINDOW OPENINGS AT 1ST FLOOR TO REAR YARD

HERS SPECIAL INSPECTION ITEMS:
FEATURES OF PROJECT THAT ARE REQUIRED TO BE FIELD VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION OF MEETING THE MODELED ENERGY PERFORMANCE FOR THE SUBMITTED COMPUTER ANALYSIS ARE AS FOLLOWS:
- IAQ MECHANICAL VENTILATION
- MINIMUM AIRFLOW
- VERIFIED EER
- FAN EFFICACY WATTS/CFM
- DUCT SEALING
- DUCT DESIGN-RETURN
- DUCT DESIGN-SUPPLY

CONSTRUCTION REQUIREMENTS:

MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING SHALL NOT EXCEED 19% BEFORE ENCLOSURE. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWD TO DRY PRIOR TO ENCLOSURE

CALL BEFORE YOU DIG. CALL UNDERGROUND SERVICE ALERT (USA) AT 811 OR AT 1-800-277-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.

LOT GRADING SHALL CONFORM AT THE PROPERTY LINES IN A MANNER WHICH SHALL NOT SLOPE TOWARDS PROPERTY LINES WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.

ALL CONTRACTORS AND SUBCONTRACTORS SHALL IMPLEMENT CONSTRUCTION BEST MANAGEMENT PRACTICES TO PROTECT STORM WATER QUALITY AND PREVENT POLLUTANTS FROM ENTERING THE STORM DRAIN SYSTEM. FAILURE TO IMPLEMENT AND COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, OR STOP ORDERS.

GREEN BUILDING CODE - 2019 MANDATORY REQUIREMENTS, NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS - 6 STORIES OR LESS:
- MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY PROVIDING EROSION AND SEDIMENT CONTROLS. (4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION)
- THE PLANS SHALL INCLUDE ADEQUATE GRADING AND DRAINAGE DESIGN TO MANAGE STORM WATER FLOWS AND TO KEEP SURFACE WATER FORM ENTERING BUILDINGS. (4.106.3 SURFACE DRAINAGE)
- DISPLACED TOPSOIL SHALL BE STOCKPILED FOR REUSE IN A DESIGNATED AREA AND PROTECTED FROM EROSION. (A4.106.2,3 TOPSOIL PROTECTION)

AN ENCROACHMENT PERMIT IS REQUIRED TO CONSTRUCT IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY. THE ENCROACHENT PERMIT SHALL BE ISSUED PRIOR TO OR CONCURRETLY WITH THE BUILDING PERMIT. PLEASE SUBMIT ALL OF THE FOLLOWING ITEMS PRIOR TO ISSUANCE OF THE ENCROACHMENT PERMIT:
A/ ENCROACHMENT PERMIT FEE WILL BE PROVIDED BY STAFF PRIOR TO BUILDING PERMIT APPROVAL
B/ A SECURITY FUND (CERTIFICATE OF DEPOSIT OR SURETY BOND) IS REQUIRED TO GARENTEE CONSTRUTION IN THE PUBLIC RIGHT OF WAY ($1,000 MINIMUM)
C/ EVIDENCE OF INSURANCE IS REQUIRED

THE APPLICANT SHALL COORDINATE WITH OTHER UTILITY AGECIES TO CONFIRM IF SEPARATE PERMIT ARE REQUIRED FOR THE INSALLATION OF NEW SERVICES

THE APPLICANT SHALL SUBMIT A WASTE HANDLING PLAN PRIOR THE BEGINNING ANY CONSTRUCTION. THE WASTE HANDLING PLAN MUST:
- PROVIDE AN ESTIMATE OF TYPE OF DEBRIS GENERATED
- LIST THE NAMES OF THE APPROVED RECYCLING FACILITIES THAT WILL BE USED TO MEEET THE DIVERSION REQUIREMENT
- INDICATE THAT 65% OF THE MATERIAL WILL BE RECYCLED
- BE DISTRIBUTED TO ALL SUBCONTACTORS ON THE JOB

FAILURE TO COMPLY WITH THE WASTE HANDLING PLAN OR PROVIDE ACCURATE, ACCEPTABLE DOCUMENTATION MAY RESULT IN A PENALTY OF $1000 PER TON NOT RECYCLED.

ALTERNATIVELY, THE CONSTRUCTION OR DEMOLITION CONTRACTOR MAY REMOVE MATERIALS FROM THE JOBSITE PREMISES USING THEIR OWN EQUIPMENT, VEHICLES AND EMPLOYEES AS AN INCIDENTIAL PART OF A TOTAL CONSTRUCTION SERVICE OFFERED BY THAT CONTRACTOR. CONTRACTORS WHO SELF-HAUL DEBRIS IN THEIR OWN VEHICLES MUST DELIVER THE MATERIAL TO AN APPROVED FACILITY. CONTRACTORS WHO ARE SELF-HAULING MATERIALS ARE REQUIRED TO SAVE THE RECEIPTS FROM THE DISPOSAL AND RECYCLING FACILITIES AND SUBMIT THE RECEIPTS TO THE CITY ON A MONTHLY BASIS.

DURING CONSTRUCTION, 100% OF THE ASPHALT AND CONCRETE MUST BE REUSED OR RECYCLED. AT LEAST 50% OF THE REMAINING DEBRIS GENERATED FROM THE PROJECT MUST BE REUSED OR RECYCLED. I ORDER TO RECEIVE FINAL PRMIT APPROVAL, APPLICANT MUST SAVE ALL RECEIPTS FROM DISPOSAL AND RECYCLING TO TURN IN AT THE COMPLETION OF THE PROJECT.

CONSTRUCTION AND DEMOLITION DEBRIS DESTINED FOR RECYCLING MUST BE SEPARATED FROM THE REMAINING GARBAGE GENERATED BY THE PROJECT. SEPARATED RECYCLING MATERIAL MAY NO CONTAIN MORE THAN 10% GARBAGE OR OTHER NON-RECYCLABLE MATERIAL BY WEIGHT OR VARIABLE.

CONTAMINATED OR HAZARDOUS MATERIAL IS EXEMPT FROM THE RECYCLING REQUIREMENT. HOWEVER, APPLICANT MUST SUBMIT COPIES OF THE MANIFEST TO THE ENVIROMENTAL SERVICES DIVISION FOR ALL HAZARDOUS MATERIALS REMOVED.

PLANT AND TREE DEBRIS MUST BE SEPARATED FROM OTHER WASTE. PLANT DEBRIS MAY BE CHIPPED FOR MULCH, DELIVERED TO THE FREMONT RECYCLING AND TRANSFER STATION, OR TO ANOTHER APPROVED FACILITY. ALAMEDA COUNTY LAW REQUIRES THAT ALL PLANT DEBRIS BE SEPARATED AND RECYCLED.

WITHIN 30 DAYS OF COMPLETION OF THE WORK, AND PRIOR TO FINAL INSPECTION, THE APPLICANT MUST FILE A DEBRIS DISPOSAL & DIVERSION REPORT DOCUMENTING ACTUAL TONS OF DEBRIS RECYCLED, ALONG WITH ALL DISPOSAL RECEIPTS OR WEIGHT TAGS FROM THE PROJECT. ALLOW FOR THREE (3) BUSINESS DAYS FOR REVIEW OF THE DEBRIS DISPOSAL REPORT.

ENSURE ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL CLOSED WITH CEMENT MORTAR OR SIMILAR METHOD ACCEPTABLE TO THE CITY TO PREVENT PASSAGE OF RODENTS.

ENSURE CONSTRUCTION WASTE MANAGEMENT PLAN IS PRODUCED AND UPDATED. IT MUST BE AVAILABLE FOR INSPECTION. ENSURE TOTAL WEIGHT OF WASTE DISPOSED IN LANDFILLS DOES NOT EXCEED 4 POUNDS PER SQUARE FOOT OF BUILDING AREA.

OPERATION AND MAINTENANCE MANUAL REGARDING MATERIAL CONSERVATION AND RESOURCE EFFICIENCY COVERING 10 OUTLINED AREAS BY CALGREEN TO BE PLACED IN BUILDING AT TIME OF FINAL INSPECTION.

ENSURE DOCUMENTATION OF COMPLIANCE TO CALGREEN IS MAINTAINED AND UPDATED THROUGHOUT CONSTRUCTION.

ENSURE BEST MANAGEMENT PRACTICES ARE ENACTED TO PROTECT STORMWAER QUALITY AND PREVENT POLLUTANTS ENTERING THE PUBLIC STORM DRAIN SYSTEM. CATEGORIES FOR POOL, SPA, AND FOUNTAIN DISCHARGE; OUTDOOR EQUIPMENT/MATERIALS STORAGE/OUTDOOR STORGAE AREAS, AND VEHICLE EQUIPMENT REPAIR AND MAINTENANCE ARE HIGHLIGHTED BY CITY OF FREMONT COMMENTS, THOUGH NOT APPLICABLE TO THE PROJECT

GARBAGE REQUIREMENTS

ADEQUATE EXTERIOR SPACE SHALL BE PROVIDED FOR GARBAGE SET-OUT AND PICKUP SUCH THAT GARAGES AND DRIVEWAYS SHALL NOT BE LOCKED. STORAGE SPACE SHALL ALSO BE PROVIDED WITHIN GARAGES (CLEAR OF REQUIRED PARKING AREAS) OR OTHER DESIGNATED AREAS FOR STORAGE OF TRASH AND RECYCLING MATERIALS.

ALL RESIDENTIAL DWELLING UNITS SHOULD INCLUDE A MINIMUM OF SIX CUBIC FEET FOR INDOOR TEMPORARY STORAGE OF GARBAGE AND RECYCLING (I.E. UNDER KITCHEN SINK OR IN A PANTRY, ETC.). AT LEAST THREE CUBIC FEET UNDIVIDED SHALL BE PROVIDED FOR THE STORAGE OF RECYCLING.

GARBAGE AND RECYCLING CARTS MUST ALWAYS BE HIDDEN FROM PUBLIC VIEW EXCEPT ON COLLECTION DAYS. 27 SQUARE FEET OF STORAGE SPACE IS REQUIRED IN THE GARAGE FOR GARBAGE, RECYCLING, AND ORGANICS CARTS. IF SUFFICIENT GARAGE SPACE IS NOT AVAILABLE, RESIDENTS MUST HAVE UNRESTRICTED ACCESS TO THE SAME AMOUNT OF EXTERIOR STORAGE IN THE SIDE OR BACK YARDS SO THAT THE CARTS REMAIN HIDEN FROM PUBLIC VIEW

THE MINIMUM STORAGE AREA FOR GARBAGE AND RECYCLING CARTS IS IN ADDITION TO THE STORAGE AREA REQUIRED BY THE PLANNING DEPARTMENT. A GRASS OR ALL-WEATHER SURFACE SHOULD BE PROVIDED TO SMOOTHLY ROLL THE CARTS BETWEEN THE CART STORAGE AREA AND SET OUT AREA ON THE STREET IN FRONT OF THE DWELLING UNIT.

PUBLIC SAFETY REQUIREMENTS - FIRE

FIRE DEPARTMENT ACCESS ROADWAY MUST BE PROVIDED AND MAINTAINED SERVICEABLE PRIOR TO AND DURING CONSTRUCTION

NOTE EXTERIOR PORCH CEILINGS SHALL BE ENCLOSED AN COVERED WITH 1HR FIRE EXTERIOR RESISTIVE WALL ASSEMBLY APPLIED ON UNDERSIDE OF CEILING. UNENCLOSED UNDER-FLOOR PROJECTIONS SHALL HAVE ALL UNDER-FLOOR AREAS ENCLOSED TO THE GRADE WITH EXTERIOR WALLS.[CBC]

APPROVED SMOKE DETECTORS ARE REQUIRED IN EACH BEROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM [2019 CFC 907.2.11]. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS WHICH HAVE FUEL-BURNING APPLIANCES AND ATTACHED GARAGES, THESE ALARMS SHALL BE LOCATED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (2016 CRC 315) DETECTORS SHALL BE INTERCONNECTED TO SOUND SIMULTANEOUSLY. DETECTORS ARE REQUIRED IN NEW AND EXISTING STRUCTURES WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITOINS EXCEEDING $1000.

THE APPLICANT MUST IMMEDIATELY NOTIFY THE MENLO PARK FIRE DEPARTMENT, HAZARDOUS MATRIALS UNIT OF ANY UNDERGROUND PIPES, TANKS OR STRUCTURES; ANY SUSPECTED OR ACTUAL CONTAMINATED SOILS; OR OTHER ENVIRONMENTAL ANOMALIES ENCOUNTERED DURING SITE DEVELOPMENT ACTIVITIES. ANY CONFIRMED ENVIRONMENTAL LIABILITIES WILL NEED TO BE REMEDIED PRIOR TO PROCEEDING WITH SITE DEVELOPMENT.

BUILDING ADDRESS IS TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE PUBLIC STREET. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.

FIRE DEPARTMENT ACCESS ROADWAY MUST BE PROVIDED AND MAINTAINED SERVICABLE PRIOR TO AND DURING CONSTRUCTION.

ENVIRONMENTAL QUALITY
WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN OFF (MIN INSULATION OF R-4.2)

HEATING AND AIR CONDITIONING TO BE SIZED APPROPRIATELY BY ACCEPTABLY CREDENTIALED PROFESSIONALS ACCORDING TO STANDARDS OUTLINED IN CALGREEN LOW-RISE RESIDENTIAL MANDATORY MEASURES. SPECIAL INSPECTORS MUST BE QUALIFIED AND VERIFICATION VIA CONSTRUCTION DOCUMENTS, SPECS, INSTALLER CERTIFICATION, INSPECTION REPORTS, ETC... TO SHOW SUBSTANTIAL CONFORMANCE.

FINISHED GROUND SURFACES SHALL BE GRADED TO DRAIN THE FINISHED SITE PROPERLY. FINISHED GROUND SLOPE WITHIN FIVE FEET OF THE BUILDING OR STRUCTURE SHALL SLOPE AWAY AT 5%. ALL EXTERIOR HARD SURFACES (INCLUDING TERRACES) SHALL BE INSTALLED WITH A MINIMUM 1% SLOPE AND SHALL DRAIN AWAY FROM THE BUILDING. DRAINAGE SWALES SHALL HAVE A MINIMUM SLOPE OF 1.5%. MAXIMUM ALLOWABLE GRADED SLOPE IS 3 HORIZONTAL TO 1 VERTICAL (33%).

NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND RUNOFF DIRECTED TO A LANDSCAPED AREA. DOWNSPOUTS MAY BE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING. "THRU-CURB" DRAINS ARE NOT ALLOWED.

STREETS, RIGHT-OF-WAY AND UTILITIES OR PUBLIC IMPROVEMENTS

AN ENCROACHMENT PERMIT IS REQUIRED TO CONSTRUCT IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY. THIS WILL NOT BE SUBMITTED UNTIL ALL REVIEW COMMENTS ARE ADDRESSED AND WILL BE FILED SEPARATELY.

UTILITY WORK WITHIN THE CITY OF MENLO PARK RIGHT-OF-WAY WHICH IS NOT INSTALLED BY THE CONTRACTOR WILL REQUIRE A SEPARATE ENCROACHMENT PERMIT ISSUED TO THE UTILITY AGENCY PERFORMING THE WORK.

2 **PLOT MAP**
SCALE: N.T.S.

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12.14.20	PERMIT SUBMISSION
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ADDITION AT
1046 OAKLAND AVENUE
MENLO PARK, CA 94025

TITLE

A.0

A5

ACCESSOR'S MAP: (MENLO PARK - SAN MATEO COUNTY) 062-042-320
ZONING: R-1-U SINGLE FAMILY URBAN RESIDENTIAL

LOT SIZE:	5,500 SQUARE FEET	
	EXISTING HOUSE:	**PROPOSED HOUSE:**
1st FLOOR HABITABLE AREA:	1,507 SQUARE FEET	1,507 SQUARE FEET (+0 SQUARE FEET)
2nd FLOOR HABITABLE AREA:	0 SQUARE FEET	1,033 SQUARE FEET (+1,033 SQUARE FEET)
GARAGE:	259 SQUARE FEET	259 SQUARE FEET (+0 SQUARE FEET)
TOTAL PROJECT SIZE:	**1,766 SQUARE FEET**	**2,799 SQUARE FEET** (+1,033 SQUARE FEET)

PROPOSED HOUSE:

OVERALL ADDITION:	1,033 SF / 1,766 SF = 58.5% ADDITION TO EXISTING HOME
FLOOR AREA LIMIT:	2,799 SF TOTAL PROJECT + 0 SF ROOF ABOVE 5' = 2,799 SF < 2,800 SF OK
BUILDING COVERAGE:	1,917.2 SF / 5,500 SQUARE FEET LOT = 34.9% < 35.0% OK
TOTAL CONDITIONED SPACE: (PER TITLE 24 CALCULATIONS - HABITABLE AREA ONLY, NO OUTDOOR OR DECK SPACE)	2,540 SQUARE FEET
BALCONIES AND PORCHES:	188 SQUARE FEET (+44 SQUARE FEET)

SEE SHEET A.11 FOR DIAGRAMS

THIS PROJECT SHALL BE IN COMPLIANCE WITH THE 2019 CALIFORNIA BUILDING CODE INCLUDING ALL BUILDING, PLUMBING, MECHANICAL, AND ELECTRICAL WORKS

NEW RESIDENTIAL BUILDING SHALL BE DESIGNED IN COMPLIANCE WITH 2019 CALIFORNIA GREEN BUILDING STANDARDS (CHAPTERS 384)

BUILDING ADDRESS TO BE VISIBLE FROM THE PUBLIC STREET, ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND

LANDSCAPE FINISHED GRADES WITHIN 5' OF THE BUILDING OR STRUCTURE SHALL SLOPE AWAY AT 5% MIN. FROM FOUNDATION PER SEC 84-431(f) OF THE FREMONT MUNICIPAL CODE. ALL EXTERIOR HARD SURFACING AREAS (INCLUDING TERRACES) SHALL BE INSTALLED WITH A 1% MIN. GRADIENT, AND SHALL DRAIN AWAY FROM THE BUILDING. FINISHED GRADE DRAINAGE SWALES SHALL HAVE A MIN. SLOPE OF 1.5% MAX. GRADE SLOPE IS 3:1

DOWNSPOUTS SHALL NOT BE PIPED DIRECTLY TO THE STORM DRAIN SYSTEM. THEY SHALL BE CONNECTED TO AN EARTHEN SWALE AND AREA DRAIN(S) CONNECTED TO THE STORM DRAIN SYSTEM, OR COMPARABLE METHOD TO EFFECTIVELY REDUCE THE ENTRY OF POLLUTANTS INTO STORM WATER RUNOFF. PROVIDE SPLASHBLOCKS AND COBBLE STONES OR OTHER METHODS OF REDUCING VELOCITY OF ROOF WATERS TO PREVENT EROSION OF LANDSCAPE AREAS.

THE APPLICANT MUST IMMEDIATELY NOTIFY THE FREMONT FIRE DEPARTMENT HAZARDOUS MATERIALS UNIT OF ANY UNDERGROUND PIPES, TANKS, OR STRUCTURES; ANY SUSPECTED OR ACTUAL CONTAMINATED SOILS; OR OTHER ENVIRONMENTAL LIABILITIES ENCOUNTERED DURING SITE DEVELOPMENT ACTIVITIES. ANY CONFIRMED LIABILITIES WILL NEED TO BE REMEDIED PRIOR TO PROCEEDING WITH SITE DEVELOPMENT.

PERSONNEL OPERATING AT THE CONSTRUCTION SITE SHALL HAVE A MEANS OF COMMUNICATING AND REPORTING A FIRE OR MEDICAL EMERGENCY. THE REQUIREMENT MAY BE MET BY USE OF A CELLULAR TELEPHONE AND BY DIALING 911. CELLULAR TELEPHONE CALLS TO 911 NOW REPORT TO THE CLOSEST PUBLIC ANSWERING POINT

PROVIDE A MINIMUM OF ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 OF THE 2019 CALIFORNIA FIRE CODE. FIRE EXTINGUISHERS SHALL BE SIZED FOR NOT LESS THAN ORDINARY HAZARD. ADDDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST INCLUDING, BUT NOT LIMITED TO, THE STORAGE AND USE OF FLAMMABLE AND COMBUSTABLE LIQUIDS

COMBUSTABLE DEBRIS SHALL BE PROMPTLY REMOVED FROM THE CONSTRUCTION SITE. TEMPORARY COMBUSTABLE DEBRIS PILES SHALL NOT IMPEDE EMERGENCY VEHICLE ACCESS ROUTES AND/OR BE WITHIN 10 FEET OF COMBUSTABLE BUILDINGS OR STRUCTURES

MATERIALS SUSCEPTIBLE TO SPONTANEOUS IGNITION SHUCH AS OILY RAGS SHALL BE RMOVED FROM THE SITE AND DISCARDED IN A METAL WASTE CONTAINER

CUTTING OR WELDING OPRATIONS SHALL BE DONE IN ACCODANCE WITH THE 2019 CALIFORNIA FIRE CODE CHAPTER 33

VEHICLE AND EQUIPMENT REFUELING WILL NOT OCCUR UPON OR AROUND COMBUSTABLE VEGITATION/DEBRIS/STORAGE

DURING CONSTRUCTION, A 20-FOOT WIDE ALL WEATHER PAVED SURFACE FOR EMERGENCY VEHICLE ACCESS TO WITH 150 FEET OF ALL CONSTRUCTION AND COMBUSTABLE STORAGE SHALL BE PROVIDED

ACCESS GATES WITH LOCKING DEVICE SHALL BE EQUIPPED WITH A KNOX PADLOCK FOR ACCESS BY EMERGENCY RESPONDERS

THE APPLICANT SHALL COMPLY WITH THE PROVISIONS OF THE PERMITS REQUIRED FROM ANY STATE OR REGIONAL AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAAQMD), RGIONAL WATER QUALITY CONTROL BOARD (RWQCB), UNION SANITARY DISTRICT (USD), AND THE ALAMEDA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH

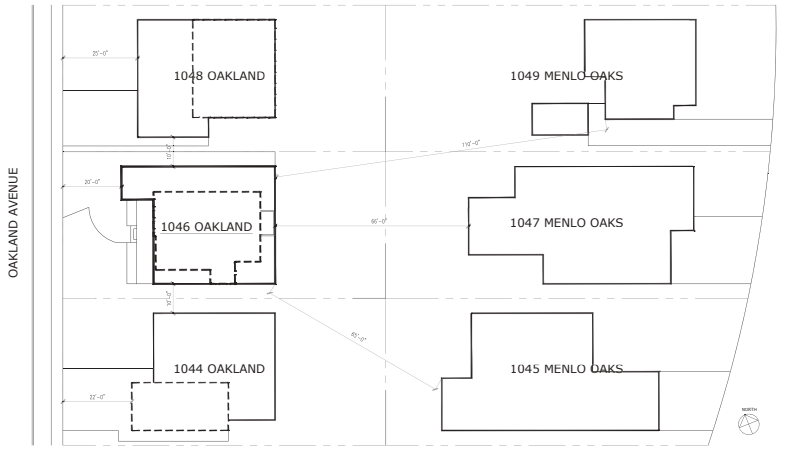
NOTES (LANDSCAPE):

CONSIDER GREEN BUILDING FEATURES INCLUDING ENERGY EFFICIENCY MEASURES, WATER CONSERVATION, AND RECYCLED CONTENT MATERIALS IN THE CONSTRUCTION.

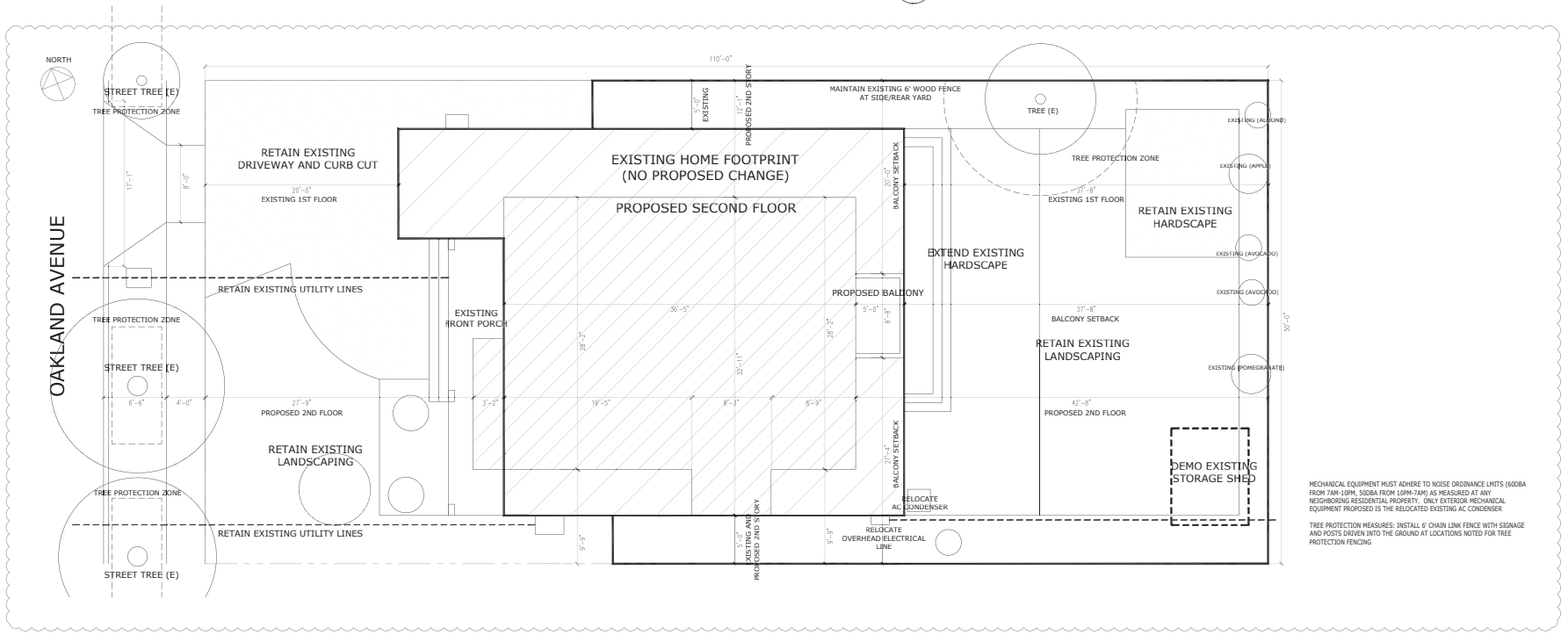
INSTALL STORM DRAIN INLET PROTECTION ON INLETS IN PAVED AREAS OR SOME OTHER TYPE OF BEST MANAGEMENT PRACTICE TO EFFECTIVELY PROHIBIT THE ENTRY OF POLLUTANTS INTO STORM WATER RUNOFF.

NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND RUNOFF DIRECTED TO A LANDSCAPE AREA. DOWNSPOUTS MAY BE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING. "THRU-CURB" DRAINS ARE NOT ALLOWED.

LANDSCAPE TO FOLLOW BEST PRACTICES OF THE BAY FRIENDLY CHECKLIST:
- MULCH ALL SHRUB AREAS WITH 3" LAYER OF MULCH
- AMEND SOIL WITH COMPOST BEFORE PLANTING (3.5% OF DRY WEIGHT), INCORPORATED AT A MINIMUM OF FOUR CUBIC YARDS PER 1000 SQUARE FEET
- DIVERT 65% CONSTRUCTION AND DEMOLITION DEBRIS BY VOLUME OR WEIGHT
- CHOOSE AND LOCATE PLANTS THAT GROW TO NATURAL SIZE AND AVOID SHEARING
- PLANT MINIMUM SIZE 15 GALLON FOR TREES, 1 GALLON FOR SHRUBS AND GROUNDCOVER (40% TO BE 5 GALLON OR LARGER)
- DO NOT PLANT INVASIVE SPECIES
- GROW DROUGHT TOLERANT SPECIES (75% OR MORE). SELECT WATER CONSERVING SPECIES PER WUCOLS OR OTHER APPLICABLE RATING DESIGNATIONS
- MINIMIZE TURF TO 25% OF TOTAL IRRIGATED AREA
- SPECIFY AUTOMATIC WEATHER BASED IRRIGATION CONTROLS (MOISTURE SENSOR)
- SPRINKER AND SPRAY HEADS NOT SPECIFIED IN AREAS LESS THAN 8' WIDE
- PER CITY COMMENTS, ALL TREES TO BE AT LEAST 24" BOX SIZE TO RESPECT THE ESTABLISHED TREES IN THE NEIGHBORHOOD



2 AREA PLAN
SCALE: 1" = 20'



MECHANICAL EQUIPMENT MUST ADHERE TO NOISE ORDINANCE LMITS (60DBA FROM 7AM-10PM, 50DBA FROM 10PM-7AM) AS MEASURED AT ANY NEIGHBORING RESIDENTIAL PROPERTY. ONLY EXTERIOR MECHANICAL EQUIPMENT PROPOSED IS THE RELOCATED EXISTING AC CONDENSER

TREE PROTECTION MEASURES: INSTALL 6' CHAIN LINK FENCE WITH SIGNAGE AND POSTS DRIVEN INTO THE GROUND AT LOCATIONS NOTED FOR TREE PROTECTION FENCING

1 SITE PLAN
SCALE: 3/16" = 1'-0"

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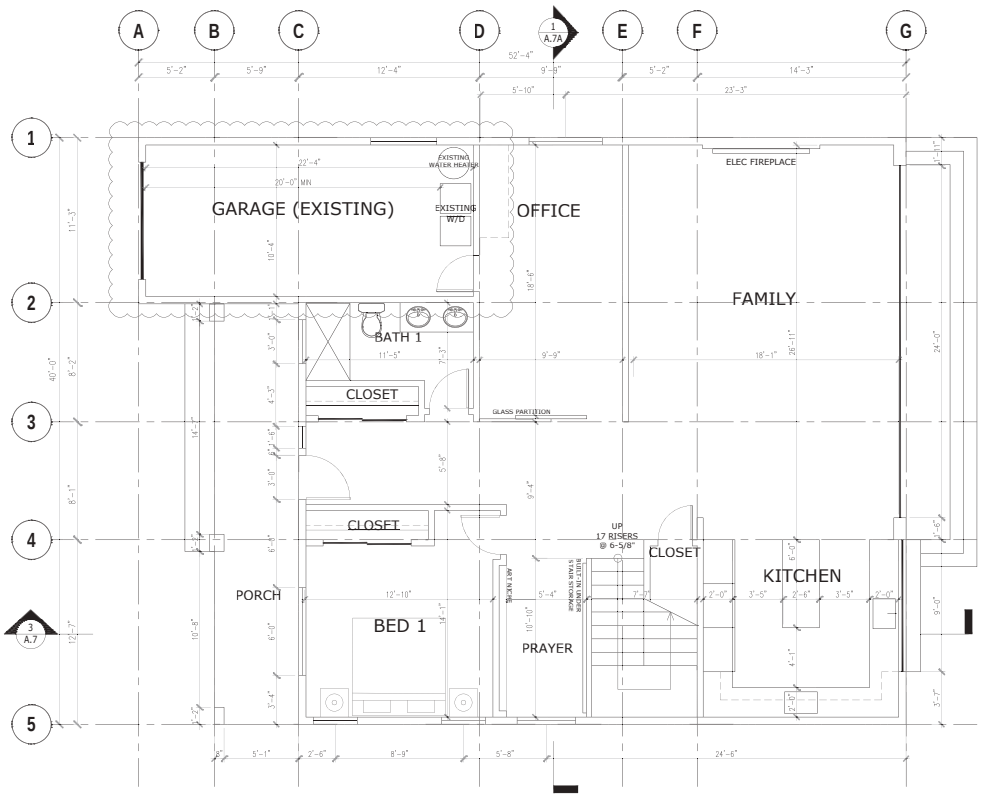
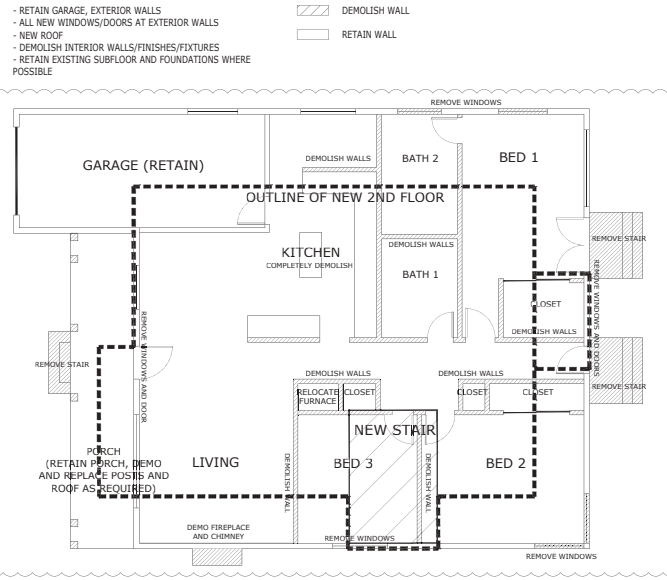
SITE PLAN

A.1



1 **1ST FLOOR PLAN**
SCALE: 1/4" = 1'-0"



2 **DEMOLITION PLAN**
SCALE: 3/16" = 1'-0"

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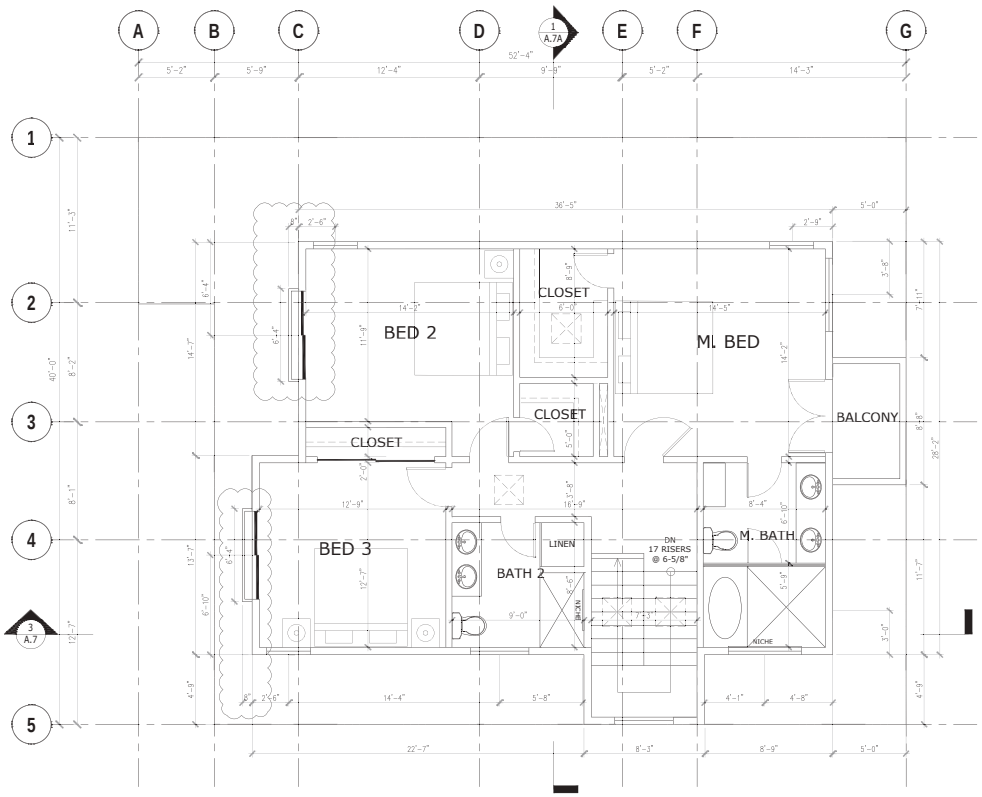
1ST FLOOR AND DEMOLITION PLAN

A.2



1 **2ND FLOOR PLAN**
SCALE: 1/4" = 1'-0"

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ADDITION AT
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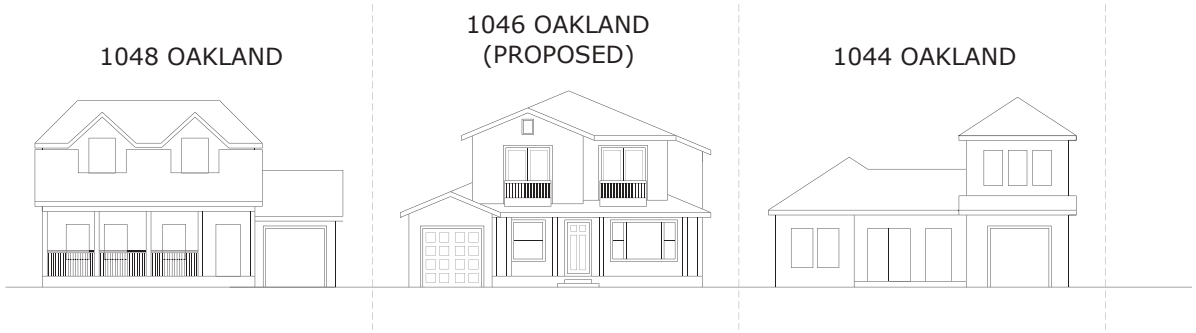
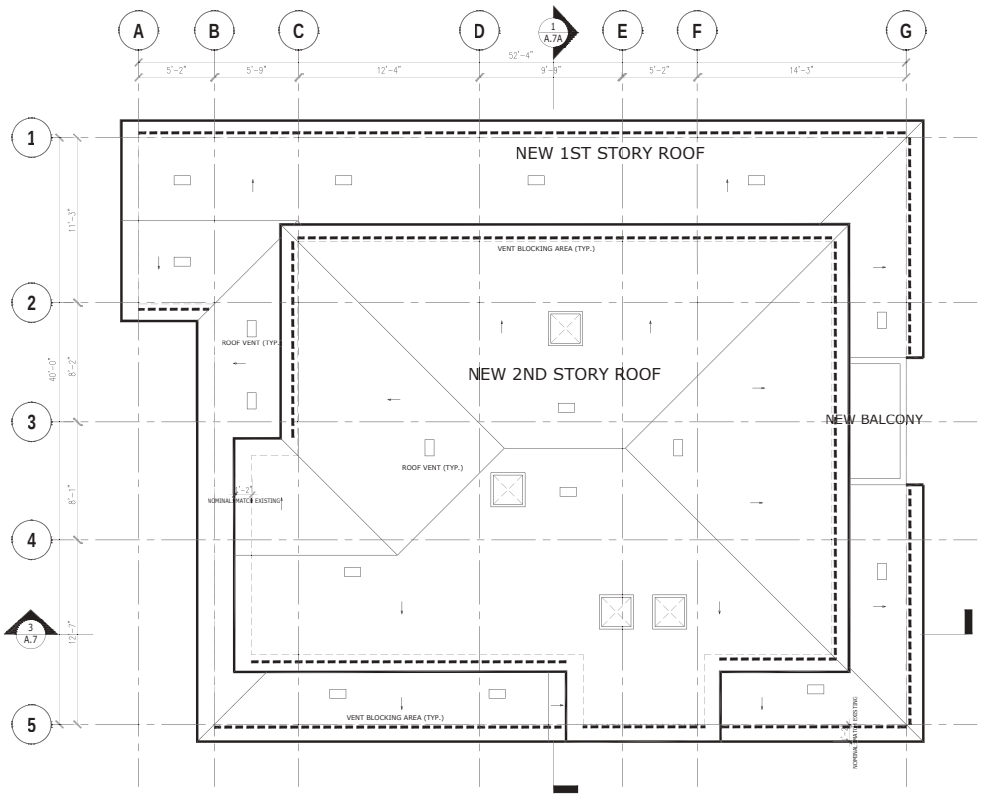
2ND FLOOR PLAN
DOOR & WINDOW SCHEDULE

A.3



2 STREETSCAPE PLAN - OAKLAND AVENUE

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



1 ROOF PLAN

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

12 / 3.75
2ND FLOOR ROOF PITCH

12 / 5
1ST FLOOR ROOF PITCH

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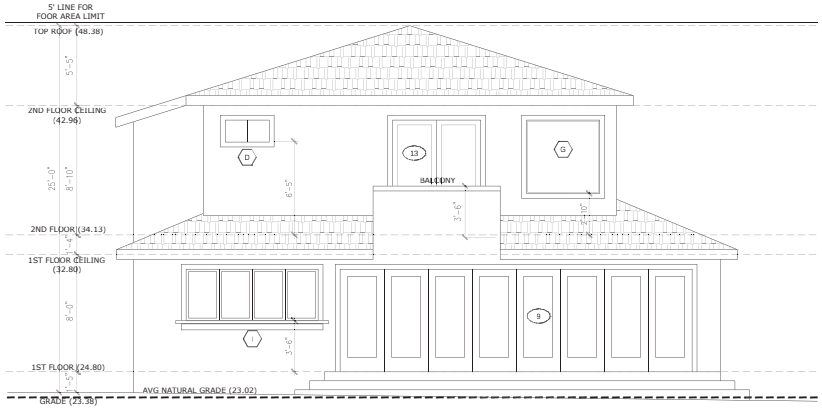
ROOF PLAN

A.4

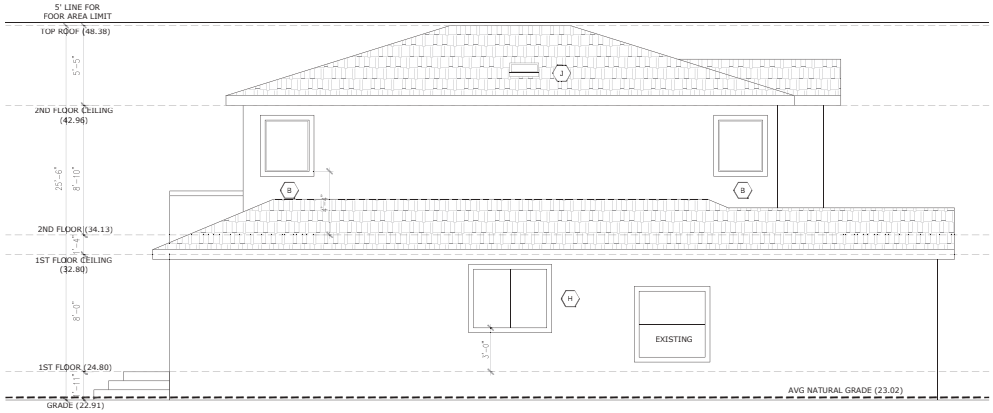
MATERIALS (TO MATCH EXISTING):
BODY - WHITE
TRIM - LIGHT BLUE
TILE ACCENT AT PORCH - DARK GRAY CERAMIC TILE
ROOF - DARK GRAY COMPOSITE SHINGLES
DOORS - MATCH EXISTING (DARK BROWN)
WINDOWS - MATCH EXISITING (WHITE VINYL)
WINDOW TRIM - WHITE

AVERAGE NATURAL GRADE CALCULATION:
PER ARCHITECTURAL SITE SURVEY DATED 04.26.21 BY MOUNTAIN PACIFIC SURVEYS
HIGHEST GRADE LEVEL AT HOUSE: ELEV 23.38 (SOUTHEAST CORNER)
LOWEST GRADE LEVEL AT HOUSE: ELEV 22.65 (NORTHWEST CORNER)

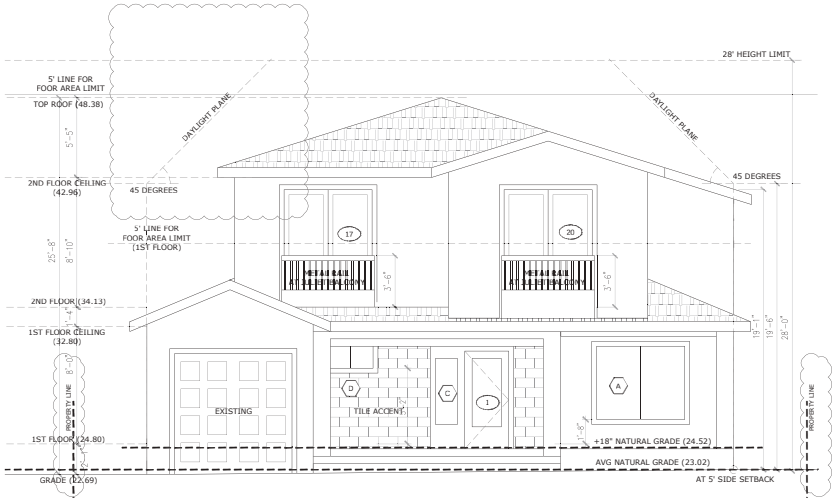
AVERAGE NATURAL GRADE: 23.38 + 22.65 / 2 = 23.02



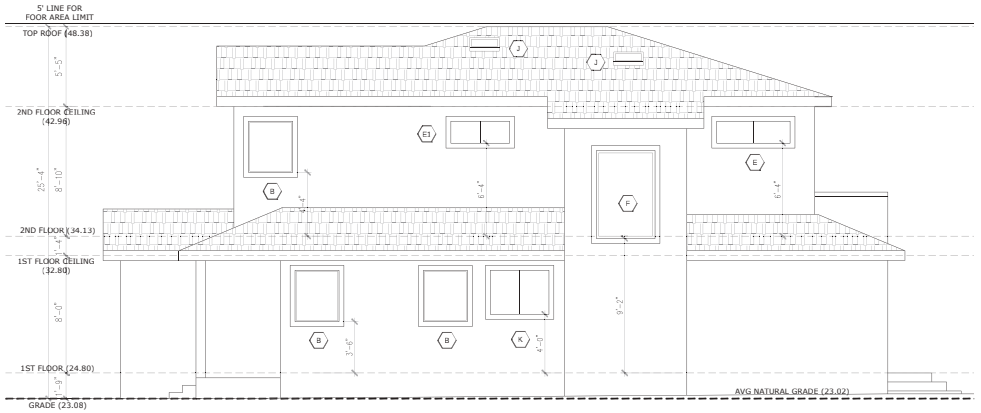
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

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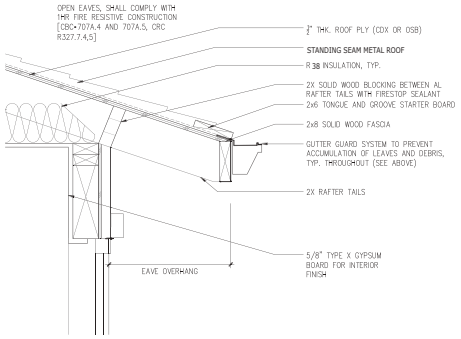
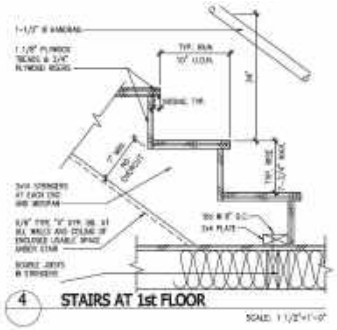
EXTERIOR ELEVATIONS

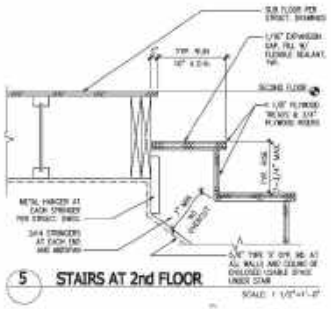
A.5



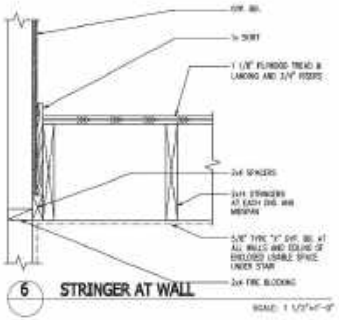
1 EAVE DETAIL
SCALE: 1-1/2" = 1'-0"



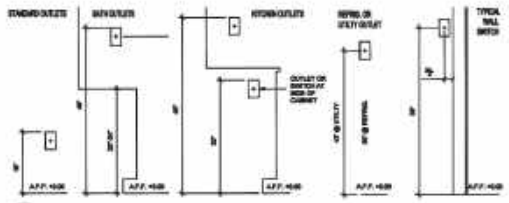
4 STAIRS AT 1st FLOOR
SCALE: 1 1/2"=1'-0"



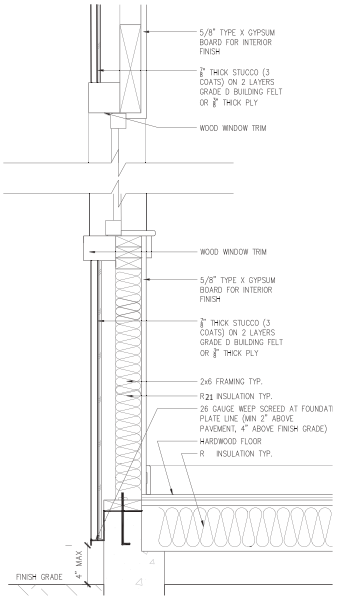
5 STAIRS AT 2nd FLOOR
SCALE: 1 1/2"=1'-0"



6 STRINGER AT WALL
SCALE: 1 1/2"=1'-0"



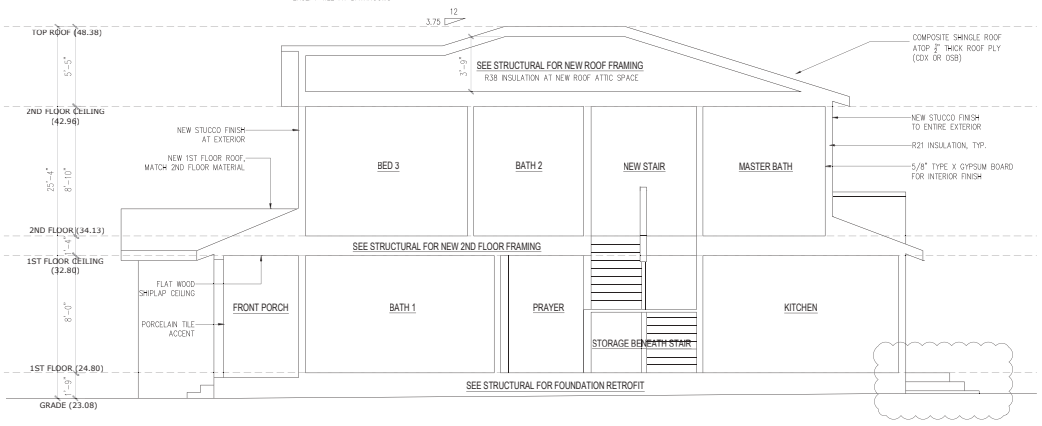
7 ELECTRIC FIXTURE MOUNTING HEIGHTS
SCALE: N.T.S.



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

NOTES:
R-VALUES FOR INSULATION ARE AS FOLLOWS:
WALLS - R21
CEILINGS - R38
FLOORS - R19

FLOORS:
ALL NEW FLOORS TO BE ENGINEERED HARDWOOD EXCEPT TILE AT BATHROOMS



3 BUILDING SECTION
SCALE: 1/4" = 1'-0"

IN COMBUSTABLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND A ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS (VERTICALLY AT THE CEILING AND FLOOR LEVELS, HORIZONTALLY AT INTERVALS NOT EXCEEDING 10')
- AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE BOTTOM OF THE RUN
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS

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ADDITION AT
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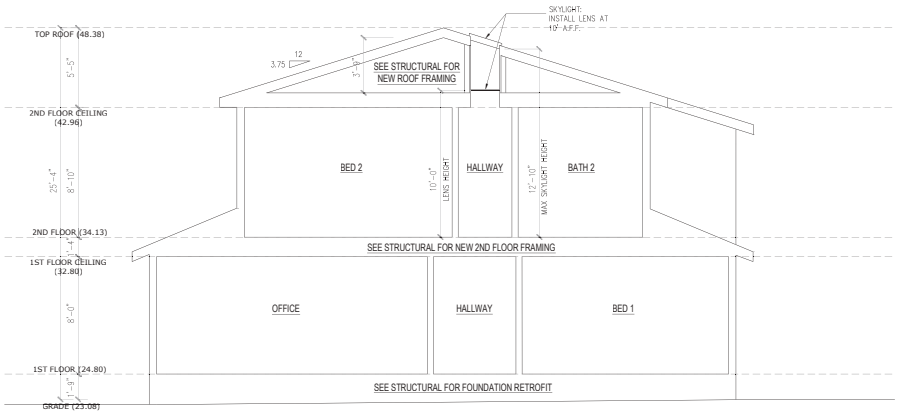
BUILDING DETAILS AND SECTION

A.7




2 EXISTING ELEVATIONS
SCALE: N.T.S.

NOTES:
R-VALUES FOR INSULATION ARE AS FOLLOWS:
WALLS - R21
CEILINGS - R38
FLOORS - R19



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

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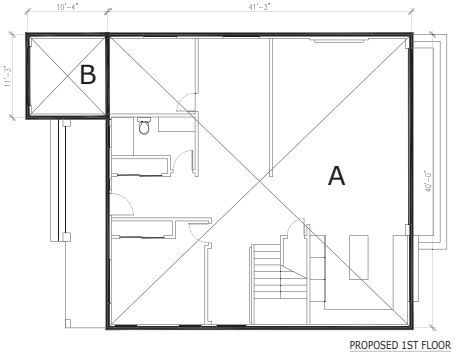
BUILDING
SECTION

A.7A



PROPOSED 1ST FLOOR

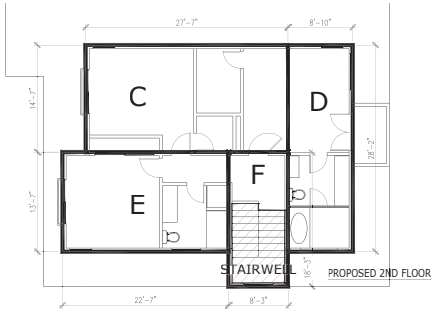
PROPOSED FLOOR AREAS:

A	1,650.0 SF (EXISTING)	(41'-3" X 40'-0")
B	116.3 SF (EXISTING)	(11'-3" X 10-4")
C	402.3 SF	(27'-7" X 14'-7")
D	248.8 SF	(8'-10" X 28'-2")
E	306.8 SF	(22'-7" X 13'-7")
F	75.0 SF	(8'-3" X 18'-3") - (7'-3" X 10'-5")

TOTAL: 2,799.2 SF

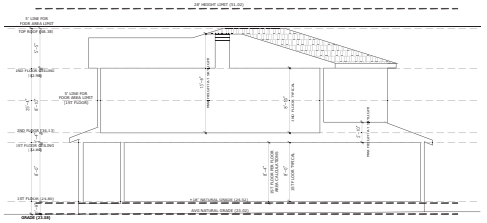
ADDED SECOND FLOOR AREA (C+D+E+F) = 1,032.9 SF

ADDED FLOOR AREA / EXISTING FLOOR AREA
1,032.9 SF / 1,766.3 SF = 58.5%

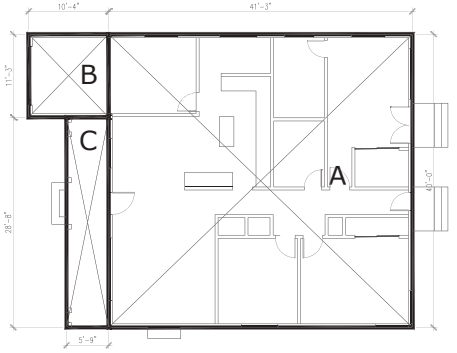


PROPOSED 2ND FLOOR

2 PROPOSED F.A.L.
SCALE: 1/8" = 1'-0"



4 BUILDING SECTION/HEIGHT DIAGRAM
SCALE: 1/8" = 1'-0"

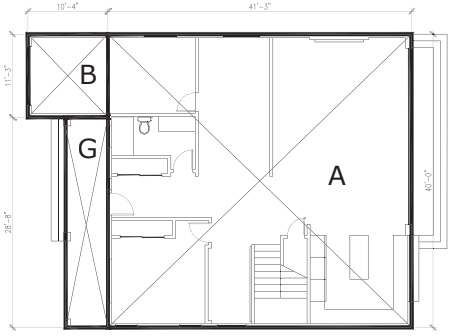


EXISTING FLOOR AREA

A	1,650.0 SF (EXISTING)	(41'-3" X 40'-0")
B	116.3 SF (EXISTING)	(11'-3" X 10-4")
C	164.8 SF (EXISTING)	(5'-9" X 28'-8")

TOTAL: 1,931.1 SF

1 EXISTING FIRST FLOOR
SCALE: 1/8" = 1'-0"



BUILDING COVERAGE

A	1,650.0 SF (EXISTING)	(41'-3" X 40'-0")
B	116.3 SF (EXISTING)	(11'-3" X 10-4")
G	144.1 SF (EXISTING)	(5'-2" X 28'-8")

TOTAL: 1,910.4 SF

3 PROPOSED FIRST FLOOR BUILDING COVERAGE DIAGRAM
SCALE: 1/8" = 1'-0"

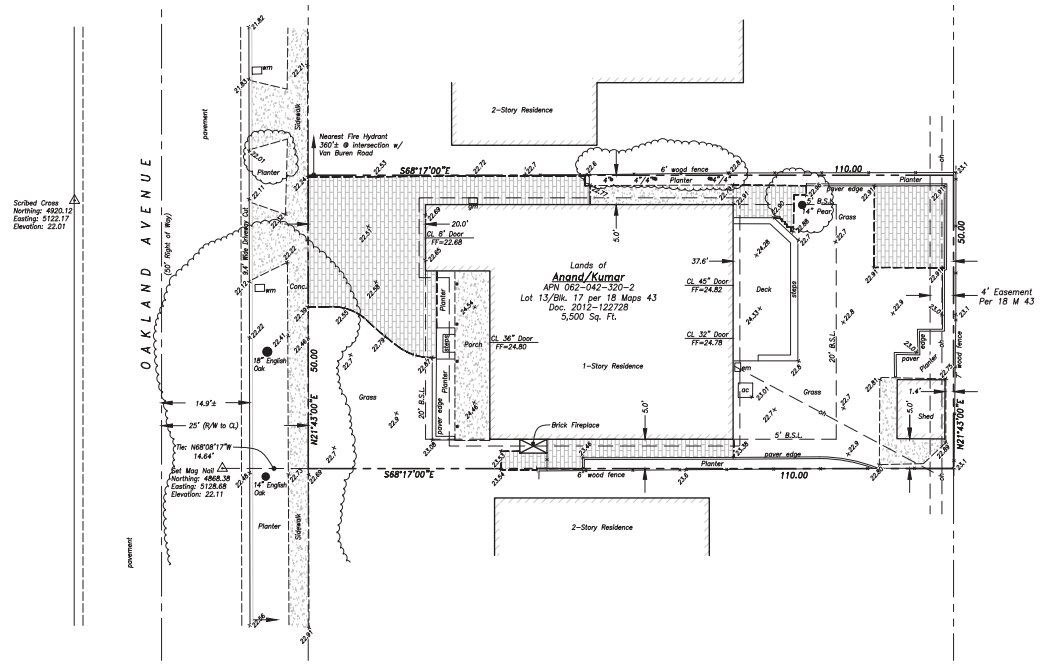
Matthew Hum
285 MULLEN AVENUE
SAN FRANCISCO, CA 94110
(925) 389-8728

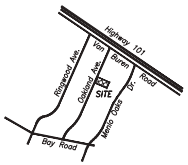
12.14.20	PERMIT SUBMISSION
06.07.21	PLANNING COMMENTS
10.18.21	PLANNING COMMENTS
12.15.21	PLANNING COMMENTS
02.18.22	PLANNING COMMENTS
04.15.22	FIRST CHECK COMMENTS
05.13.24	OWNER REQUEST
12.02.24	PLANNING COMMENTS
12.23.24	PLANNING COMMENTS

ADDITION AT
1046 OAKLAND AVENUE
MENLO PARK, CA 94025

AREA DIAGRAMS

A.11





Vicinity Map
No Scale

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

Legend

ac	Air Conditioner Equip.
	Building Line
B.S.L.	Building Setback Line
	Building Overhang Line
	Concrete
	Edge of Concrete
	Edge of Pavers
em	Electrical Meter/Panel
	Fence Line
gm	Gas Meter
oh	Overhead Utility Lines
	Pavers
	Porch Support Post
	Property Line
x 99.50	Spot Elevation
12"	Tree w/ Approx. Dripline (trunk size as noted)
wm	Water Meter

General Notes:

1) Features shown hereon represent surface conditions of the project area compiled from a ground survey performed on April 23, 2021 and a no-change site verification performed November 11, 2024. Surveyor made no attempt to determine the existence or extent of underground utilities or other features not surface visible. Overhead line locations are approximate.

2) Horizontal datum is assumed; Vertical Datum and Basis of Bearings are described below. Temporary control points have been established as shown hereon for perpetuation of the project datums and retracement of the survey.

3) Property line information is based upon a combination of record data, lines of occupation, and a split of street improvements. No existing survey monuments were recovered in the immediate or surrounding area of the site, as the neighborhood is generally void of any prior recorded surveys.

4) Easements shown are per the filed tract map only.

5) Building dimensions to property line are measured from building footing at ground level.

Basis of Bearings:

Bearings shown hereon are based upon the centerline of Oakland Avenue as determined by a split of existing street curb lines. Bearing taken as North 21°43' East as shown on the Final Map for Belle Haven City filed October 11, 1930, in Book 18 of Maps at Pages 43-45, San Mateo County Records.

Vertical Datum:

Elevations shown hereon are based upon City of Menlo Park BM No. 6, a brass disc set in the curb at the intersection of Willow Road and Durham Street. Elevation taken as 31.14', NAVD88 datum per City monument sheet dated 07/19/16.

Surveyor's Statement:

I certify that this parcel's boundary was established by me or under my supervision and is based upon a field survey in conformance with the Land Surveyor's Act. All survey control shown are of the character and occupy the positions indicated and are sufficient to enable the survey to be retraced.

Charles M. Weakley, LS

LICENSED LAND SURVEYOR
CHARLES M. WEAKLEY
L.S. 6421
EXP. 12/31/22
STATE OF CALIFORNIA

REV.	DATE	DESCRIPTION	BY
2	11-11-24	2024 Survey Update	CMW
1	08-20-21	Revise per City comments	CMW

APPROVED DATE

MOUNTAIN PACIFIC SURVEYS
1735 Enterprise Dr, Suite 109
Fairfield, CA 94533
PH (707) 435-9534
FAX (707) 435-9969

ARCHITECTURAL SITE SURVEY

1046 OAKLAND AVENUE
APN 062-042-320-2
Lot 13 / Block 17, Bk. 18 Maps Pg. 43
CITY OF MENLO PARK SAN MATEO COUNTY CALIFORNIA

DATE	04-28-21
SCALE	1" = 10'
DRAWN	C.Weakley
CHECKED	
JOB NO.	521041
SHEET NO.	1
OF	1

1046 Oakland Ave Project Description updated Dec 2024

Project Description

Purpose and Scope of work
THE PROJECT SHALL CONSIST OF THE RENOVATION AND ADDITION TO AN EXISTING, WOOD FRAMED, ONE STORY SINGLE FAMILY RESIDENCE AT 1046 OAKLAND AVENUE. THE EXISTING HOME IS 1,516 SQUARE FEET WITH 3 BEDS AND 2 BATHS. THE PROPOSED PROJECT WILL RETAIN THE EXISTING GARAGE, FOUNDATIONS, AND WALLS TO THE EXTENT POSSIBLE, BUT WILL REQUIRE THE ADDITION OF A NEW SECOND FLOOR AND BALCONY WITH LIMITED RENOVATION OF THE EXISTING FIRST FLOOR. THE NEW HOME WILL BE 2 STORIES, 2,799 SQUARE FEET WITH 4 BEDS AND 3 BATHS, A NET ADDITION OF 1,033 SQUARE FEET. THE CURRENT BUILDING COVERAGE WILL BE UNCHANGED. LIMITED NEW HARDSCAPING WILL BE REQUIRED.

Architectural style, materials, colors, and construction methods
Maintaining existing craftsman/bungalow style home design with added modern details (windows/doors, entry, tile accent).

The proposed home will maintain the existing craftsman/bungalow style, keeping the existing stucco exterior, paint scheme, and roof tiles in an effort to minimize any change to the current streetscape. General massing, roof shape, window style/sizes will remain the same with the most notable changes being an amended front porch and front door with a ceramic tile accent for a more contemporary feel, as well as front facing juliet balconies and a rear facing full balcony on the new second floor so the Owners can take advantage of the light and air in their expanded home while still being mindful of their neighbors to either side.

Basis for site layout
Site layout generally unchanged, 1st floor footprint remains the same with a 2nd floor addition only.

Existing and proposed uses
To remain a single family home.

Neighbor outreach update as of December 2024

We have personally reached out to their neighbors at 1048 Oakland Avenue, 1044 Oakland Avenue & 1047 Menlo Oaks Drive and shared the attached letter about their upcoming addition and City of Menlo Park Use Permit approval. We are sharing some feedback from neighbors based on follow up conversations we have had.

Our neighbors at 1044 and 1048 Oakland avenue are aware of our renovation plans. We have chatted with them and they do not have any concerns/ questions so far.

Other neighbors on our street are generally aware and excited about the addition that we are planning to our home
Our neighbors at 1047 Menlo Oaks Drive are also aware of our proposed renovation. We have not heard any questions from them so far.

LOCATION: 1046 Oakland Avenue	**PROJECT NUMBER:** PLN2024-00046	**APPLICANT:** Karishma Anand	**OWNER:** Karishma Anand

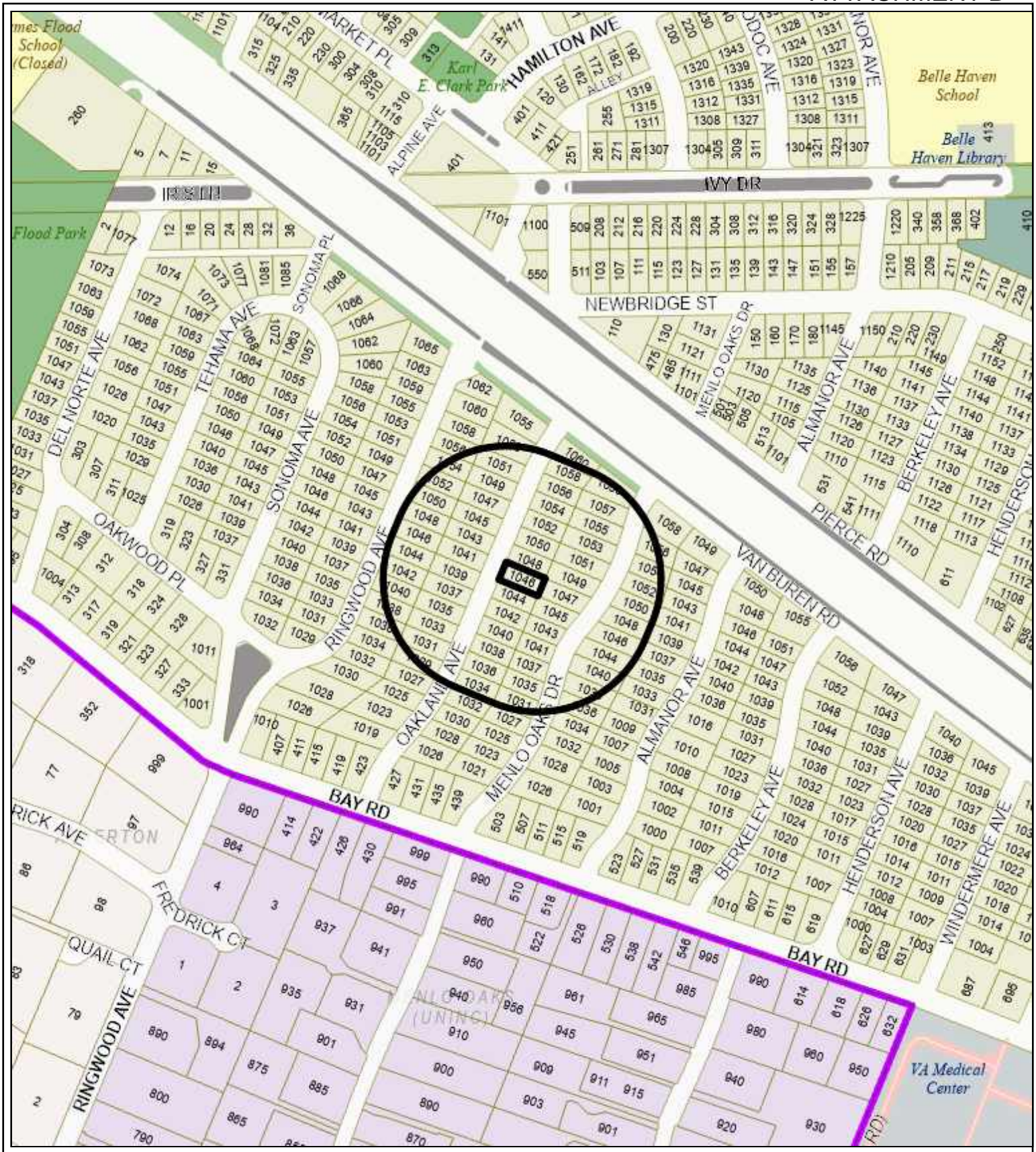
PROJECT CONDITIONS:

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 January 27, 2026) for the use permit to remain in effect.
   b. Development of the project shall be substantially in conformance with the plans prepared by Matthew Hum consisting of 10 plan sheets, dated received December 23, 2024 and approved by the Planning Commission on January 27, 2025, 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.

LOCATION: 1046 Oakland Avenue	**PROJECT NUMBER:** PLN2024-00046	**APPLICANT:** Karishma Anand	**OWNER:** Karishma Anand

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
1046 Oakland Avenue

Scale: 1:4,000 | Drawn By: FNK | Checked By: CDS | Date: 1/27/2025 | Sheet: 1

1046 Oakland Avenue – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	5,500 sf	5,500 sf	7,000.0 sf min.
Lot width	50.0 ft.	50.0 ft.	65.0 ft. min.
Lot depth	110.0 ft.	110.0 ft.	100.0 ft. min.
Setbacks			
Front	20.0 ft.	20.0 ft.	20.0 ft. min.
Rear	37.6 ft.	37.6 ft.	20.0 ft. min.
Side (left)	5.0 ft.	5.0 ft.	5.0 ft. min.
Side (right)	5.0 ft.	5.0 ft.	5.0 ft. min.
Building coverage	1,910.1 sf* 34.7 %*	2,013.1 sf 36.6 %	1,925 sf max. 35.0 % max.
FAL (Floor Area Limit)	2,799.2 sf*	1,766.3 sf	2,800 sf max.
Square footage by floor	1,503.3 sf/1st 1032.9 sf/2nd 263.0 sf/garage 144.1 sf/porches	1,503.3 sf/1st 263.0 sf/garage 164.8 sf/porches 82 sf/shed	
Square footage of buildings	2,964 sf	1,931.1 sf	
Building height	25.6 ft.	14.6 ft.	28 ft. max.
Parking	1 covered	1 covered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			

Trees	Heritage trees	1*	Non-Heritage trees	10	New Trees 0
	Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	0	Total Number of Trees 11

* Street tree.