

March 12, 2025

City of Menlo Park

Attention: Planning Department
701 Laurel Street, Menlo Park, CA 94025

**RE: 8 Hermosa Place, Menlo Park, CA (APN 071-382-130)- Project description
(Variance request to reduce subdivision ordinance setback)**

This proposal seeks approval for a variance to reduce the subdivision front setback for a new one-story single-family residence with an attached two-car garage and a detached Accessory Dwelling Unit (ADU) at 8 Hermosa Place, Menlo Park, CA. The subject lot is 15,251 square feet and located on a cul-de-sac. Due to the subdivision's front setback ordinance for curved frontages, the lot currently requires a 57'-1" front setback, where only a 20' setback is required for a standard lot in the R-1S zone.

We respectfully request a reduction in the front setback from the required 57'-1" to 42'-0".

The existing one-story ranch-style residence, built in 1947, will be demolished and replaced by the new single-family residence. Currently, the existing home sits at a 39'-6" front setback, which is closer to the proposed reduced setback. The neighborhood features a mix of one- and two-story homes in various styles, including traditional, transitional modern, and ranch.

The proposed residence will feature a transitional architectural style, combining traditional and modern elements for a timeless aesthetic. The home's massing will include simple gabled rooflines with some flat roof sections, designed to break up the visual bulk of the structure. The materials will consist of standing seam metal roofing, stucco for the majority of the walls, Stone veneer, and horizontal wood siding on selected areas. This design harmonizes with the neighboring properties while maintaining a modern yet classic feel.

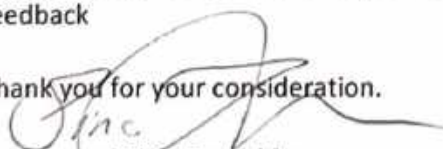
The layout of the main house includes an open floor plan connecting the dining, family, and kitchen areas, with two bedrooms and 2.5 bathrooms. Large windows and thoughtfully selected materials will create a contemporary and inviting atmosphere. Outdoor spaces will include a covered rear veranda. The proposed detached ADU, located at the rear of the property, will feature an open floor plan with a living area, a bedroom, and a bathroom.

Adjacent properties include a two-story residence at 12 Hermosa Place with a 25'-0" front setback and a one-story home at 6 Hermosa Place with a 23'-0" front setback.




To preserve privacy and minimize visual impact, privacy screening will be incorporated to blend the new home with the surrounding neighborhood. Additionally, the design complies with all required interior setbacks, rear setbacks, daylight planes, and building height limits.

We have reached out to our neighbors about the proposed design and have not received any negative feedback

Thank you for your consideration.



Connie and Sina Tamaddon
Property Owner
8 Hermosa Place

	<div>PROJECT TEAM</div> <div> <div>OWNERS</div> <div>SINA & CONNIE TAMADDON 12 HERMOSA PLACE MENLO PARK, CA.</div> </div> <div> <div>ARBORIST</div> <div>KIELTY ARBORIST SERVICES LLC P.O. BOX 6187 SAN MATEO, CA. 650.532.4418</div> </div> <div> <div>BUILDER</div> <div>BANDOV CONSTRUCTION 935 MADISON AVE. REDWOOD CITY, CA. 650.787.9149</div> </div> <div> <div>SURVEYOR</div> <div>MAGLEOD AND ASSOCIATES 965 CENTER STREET SAN CARLOS, CA. 650.593.8580</div> </div>	<div>BANDOV CONSTRUCTION</div> <div>1115 WICKHAM AVE. CAMPBELL, CA.</div> <div>650.787.9149</div>
 <div>VIEW FROM STREET (MAIN HOUSE)</div>	<div>PROJECT SCOPE</div> <div>NEW ONE STORY SINGLE FAMILY RESIDENCE WITH ATTACHED 2-CAR GARAGE</div> <div>SHEET INDEX</div> <div> <div>ARCHITECTURAL</div> <div> AA-1 COVER PAGE, VICINITY MAP & SHEET INDEX AA-2 FLOOR AREA LIMIT & PROJECT INFO. AA-3 STREET SCAPE ELEVATION & AREA PLAN AA-4 IMPERVIOUS CALCULATION DIAGRAM </div> <div>SURVEY</div> <div> SU-1 TOPOGRAPHIC SURVEY PLAN <div>ARBORIST</div> <div>AR-1 ARBORIST REPORT AR-2 ARBORIST REPORT</div> </div> <div> E-1 EXISTING SITE PLAN E-2 EXISTING FLOOR PLANS E-3 EXISTING EXTERIOR ELEVATION & PHOTOS </div> <div> A-1 SITE PLAN A-2 MAIN HOUSE FLOOR PLAN A-3 MAIN HOUSE ROOF PLAN A-4 MAIN HOUSE EXTERIOR ELEVATIONS A-5 MAIN HOUSE EXTERIOR ELEVATIONS A-6 MAIN HOUSE SECTIONS A-7 ADU FLOOR PLAN & ROOF PLAN A-8 ADU EXTERIOR ELEVATIONS & SECTIONS </div> </div>	<div>NEW SINGLE FAMILY RESIDENCE: 8 HERMOSA PLACE , MENLO PARK , CALIFORNIA A.P.N. 071-382-130</div>
 <div>VIEW FROM YARD (MAIN HOUSE & ADU)</div>	<div>VICINITY MAP</div> 	<div>REVISIONS:</div> <div>STATUS: DESIGN DEVELOPMENT</div> <div>CONTENTS: COVER PAGE, VICINITY MAP & SHEET INDEX</div>
	<div>DATE: 03.12.25</div> <div>SHEET NO.: AA-1</div>	

