PROPOSED PROJECT

The proposed use permit is for the development of a new-2 story residence, ADU, and pool on a non-conforming lot in the RE district at 801 Hermosa Way on a ½ acre flat south-facing lot. The existing 2-story home is in disrepair and has significant foundation damage due to multiple additions and lack of maintenance. The accessory structure has not been maintained. The property is south facing and has 8 heritage trees with another 8 heritage trees on neighboring properties abutting the property line. The existing and proposed use if for residential occupancy.

The scope of work is as follows:

- Demolition of existing 2-story home with subgrade unfinished storage/basement, existing accessory structure, shed and hardscape. Demolition proposes removal of one heritage tree (under separate permit) and 15 nonheritage trees.
- 2) Construction of:
 - a. 6,495 sf new home, including 2-car attached garage and attached 62 sf pool equipment enclosure
 - b. 800 sf accessory dwelling unit with attached louvered trellis, BBQ and outdoor fireplace
 - c. 20' x 40' swimming pool with spa
 - d. Replacement of (E) wood fence along the eastern property line and 2 new fences with self-closing gates on eastern and western sides
 - e. Front-facing driveway with additional parking space for ADU car
 - f. Planting of 15 new trees, including one tree that replaces the heritage tree, Olive trees, ornamental trees, and privacy hedge at locations where existing hedges cannot be salvaged

ARCHITECTURAL STYLE, DESIGN CRITERIA, AND PROPOSED USE

The house is an organic modern farmhouse with dark stained vertical cedar siding, light over-mortared stone, dark trim, and composite shingle, slate roof, with aluminum windows/doors. The hardscape will have some cobblestone, natural-colored concrete, and native plantings with olive trees and ornamental maple trees. Figure 1 has images from a recent home I designed and built matching the specifying styles. Construction will be wood-framed over slab construction and crawlspace where feasible to limit impact to tree roots.

The house was sited to maximize southern exposure and access to rear yard from public spaces as well as a private courtyard from guest room, living and a media/den room. The kitchen has large expanse of windows to view the redwood trees with a nook overlooking pool, trees, and backyard. Additional constraints and wishes included view of oak tree in rear yard, tree H12, keeping existing well on property, re-purposing area where the existing accessory structure is as a sport court, locating a turf area adjacent to pool and outside of tree canopy, and a large area for garden, fruit trees, and garden dining. One goal was a high-ceiling living area at entry with view to backyard and formal dining space off of rear yard.

As part of the heritage tree removal a detailed narrative was produced explaining the various options produced and additional criteria.

OUTREACH TO NEIGHBORS

I shared the plans with neighbors to the east and west and sending a letter to neighbors at the rear since no contact information was provided and also reached out to neighbors across the street – one is new and I do not yet have their contact information. After talking with the neighbors to the east, I moved the ADU further west to allow for screening and potentially keep existing screening and mitigate impact to 2 oak trees in that area of the property. I also relocated the pool equipment to the other side – attached to main house to allow for screening and reduce any noise impacts.

Thank you, Kathleen Liston



FIGURE 1: EXAMPLE OF THE PROPOSED ARCHITECTURAL STYLE, MATERIAL, COLORS

Kathlier Liston,

KATHLEEN

LISTON

C-40412

07/31/2025

RENEWAL DATE

REVISIONS

DATE

7/14/2024

DESCRIPTION

ISSUE DATE:

NSED ARCH,





801 HERMOSA WAY

MECH

MTL

MECHANICAL

METAL

BUILDING SITE AREA (PER	R SURVEY DATED 6/2024)	21,782 SF	
ZONING DISTRICT		RE	
OCCUPANCY		R-3	
NO. OF STORIES		2	
CONSTRUCTION TYPE		TYPE V-B	
PROPOSED FLOOR AREA	(INCLUDING ADU)		
1ST FLOOR 2ND FLOOR GARAGE	3,493.1 SF 2,424.1 SF 577.3 SF		
ADU TOTAL	800 SF 7,294.5 SF		
ADU	800 SF	ZONING	PROPOSE
ADU	800 SF 7,294.5 SF	ZONING 6,498.0 SF	
ADU TOTAL	800 SF 7,294.5 SF		6,495.0 SF
ADU TOTAL FLOOR AREA ALLOWANCE	800 SF 7,294.5 SF	6,498.0 SF	6,495.0 SF 2,424.1 SF
TOTAL FLOOR AREA ALLOWANCE MAX. SECOND FLOOR	800 SF 7,294.5 SF	6,498.0 SF =3,249.0 (.5* 6,498)	6,495.0 SF 2,424.1 SF
TOTAL FLOOR AREA ALLOWANCE MAX. SECOND FLOOR BUILDING COVERAGE (INC	800 SF 7,294.5 SF	6,498.0 SF =3,249.0 (.5* 6,498) 6,437.6 (.3*21,782)	PROPOSE 6,495.0 SF 2,424.1 SF 5,708.7 SF 800 SF 26.2 FEET

30 FEET MIN.

20 FEET

SIDE)

AUTOMATIC FIRE SPRINKLERS TO BE INSTALLED PER CFC 903.3.1.3 FOR MAIN HOUSE AND ADU PER

AND REVIEWED UNDER DEFERRED SPRINKLER SUBMITTAL. MIN REQUIRED FIREFLOW IS 1,125 GPM.

FIRE PROTECTION SYSTEM WILL BE INSTALLED PER MENLO PARK FIRE REQUIREMENT

(MIN. 10' EACH

21' 3 3/4" (LEFT)

12' 9 1/4" (RIGHT)

91' 7 7/8" FEET

PROJECT INFORMATION

SIDE SETBACK - MAIN HOUSE

REAR SETBACK -- 20'

FIRE

* SEE AREA DIAGRAMS A1.3

CONSTRUCTION TYPE: V-B OCCUPANCY GROUP: R-3/U 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN RESIDENTIAL CHECKLIST) 202 CALIFORNIA ENERGY CODE CITY OF MENLO PARK MUNICIPAL CODE **SCOPE OF WORK** DEMOLITION OF EXISTING RESIDENCE, ACCESSORY STRUCTURE, SHED AND HARDSCAPE, CONSTRUCTION OF NEW WOOD-FRAMED 2-STORY, SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE, NEW DETACHED ACCESSORY DWELLING UNIT WITH PORCH, FIREPLACE AND BBQ, AND NEW

APPLICABLE CODES

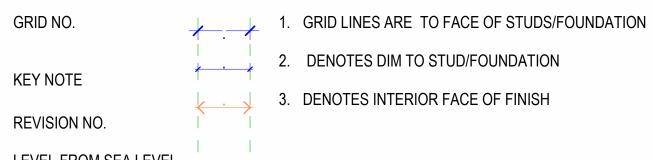
VICINITY MAP

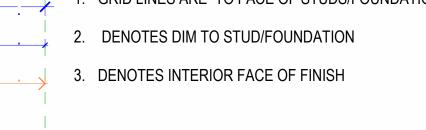
A0.0 SU-1 A1.0 A1.1 A1.2 A1.3	COVER SURVEY SITE CONTEXT PROPOSED SITE PLAN DEMOLITION AND CONSTRUCTION STAGING PLAN FLOOR AREA DIAGRAMS	ARCHITECT/ PROJECT COORDINATOR	MODERNA HOMES KATHLEEN LISTON 2319 CREST LANE MENLO PARK, CA, 94025 650-391-9805
A1.4 A2.1 A2.2 A2.3 A3.1	EXISTING PLANS FIRST FLOOR SECOND FLOOR ROOF NORTH & SOUTH ELEVATIONS	GEOTECHNICAL/CIVIL ENGINEER	SIGMA PRIME CHARLIE KISSICK 332 PRINCETON AVE HALF MOON BAY, CA 94019 650-728-3590
A3.2 A4.0 A4.1 A4.2 A4.3	EAST & WEST ELEVATION SECTIONS SECTIONS SECTIONS SECTIONS	ARBORIST	KIELTY ARBORIST SERVICES DAVID BECKHAM P.O. BOX 6187 SAN MATEO, CA 94403 650-515-9783
A4.4 ADU-2.0 ADU-3.0 L1.0 E.1	SECTIONS ADU - PLANS ADU - ELEVATIONS & SECTIONS PROPOSED LANDSCAPE FIRST FLOOR RCP	SURVEYOR LEGAL OWNER	BGT LAND SURVEYING 871 WOODSIDE WAY SAN MATEO, CA 94401 DECO HOMES LLC 2319 CREST LANE MENLO PARK, CA, 94025 650-391-9805
E.2	SECOND FLOOR RCP		333 331 3333

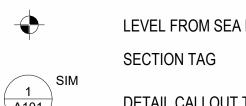
ABBREVIATIONS FM-1 <u>N</u> MATERIALS Grand to NA 23 NOT APPLICABLE ABOVE FINISHED FLOOR **APPROXIMATE** NORTH NOT TO SCALE BLDG BUILDING 0/ OVER ON CENTER O.C. CRC CALIFORNIA REISDENTIAL CODE OD OUTSIDE DIAMETER CLG CEILING OSB ORIENTED STRAND BOARD CONC CONCRETE CTR CENTER CUBIC CU PLYW PLYWOOD PANEL PWD PLYWOOD PENNY (NAILS) DF DOUGLAS FIR DN DOWN REF REFRIGERATOR DOOR REQUIRE DOWNSPOUT RHWS ROUND HEAD WOOD SCREW RO **ROUGH OPENING EXISTING** EACH SOLID CORE **EQUAL DIMENSIONS** SF SQUARE FEET SQ SST SQUARE STAINLESS STEEL STD STANDARD FORCED AIR STL FINISHED FLOOR STEEL FT FOOT/FEET SSD SEE STRUCTURAL DRAWINGS FTG **FOOTING** TONGUE AND GROOVE TEMP TEMPERED GLASS **GAUGE** THK GΑ THICK TOD GALV GALVANIZED TOP OF DECK TOP GENERAL CONTRACTOR TOP OF PLYWOOD GLAM GLUE-LAMINATED WOOD TOS TOP OF SLAB GYP GYPSUM TOW TOP OF WALL TYP TYPICAL <u>U/V</u> U.O.N. HDWD HARDWOOD **UNLESS OTHERWISE NOTED** HEIGHT INSULATION WITHOUT INSUL W/O JST JOIST WITH WOOD WIDE FLANGE LAMINATED WATER HEATER LEFT HAND WT WEIGHT LHR LEFT HAND REVERSE

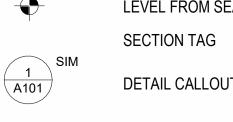
DIMENSION NOTES

PROJECT DIRECTORY





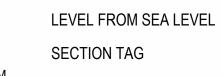


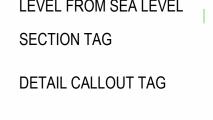




SYMBOLS

SHEET INDEX





COVER

A0.0

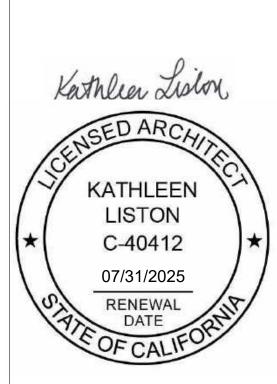
801 HEKMOSA WAY
801 HERMOSA WAY, MENLO PARK, CA 94025

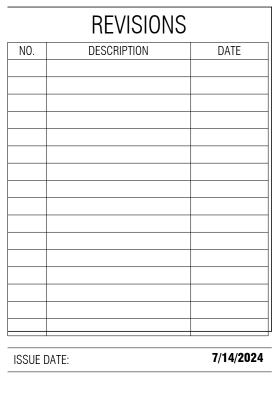


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SITE CONTEXT

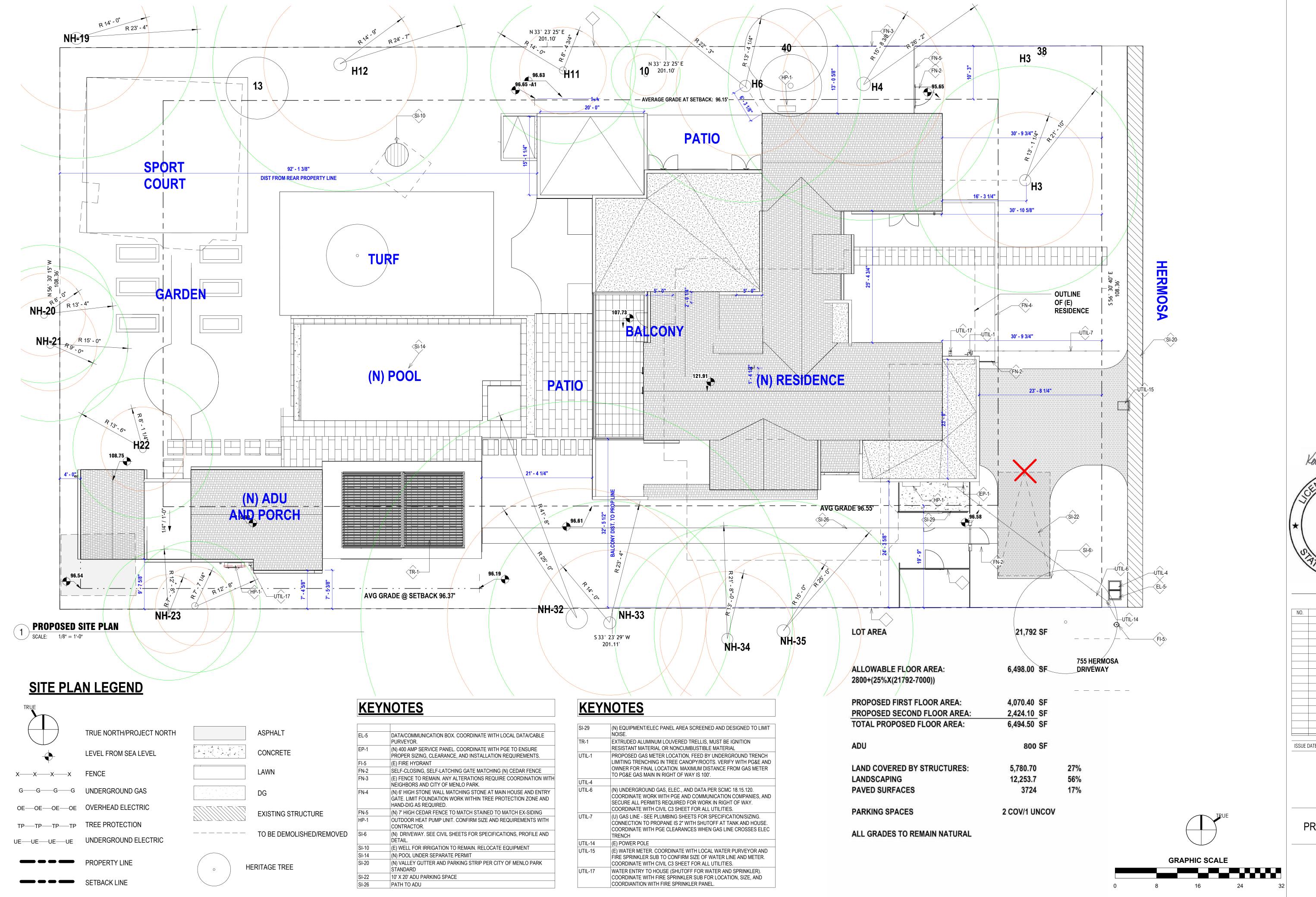






PROPOSED SITE PLAN

A1₋1







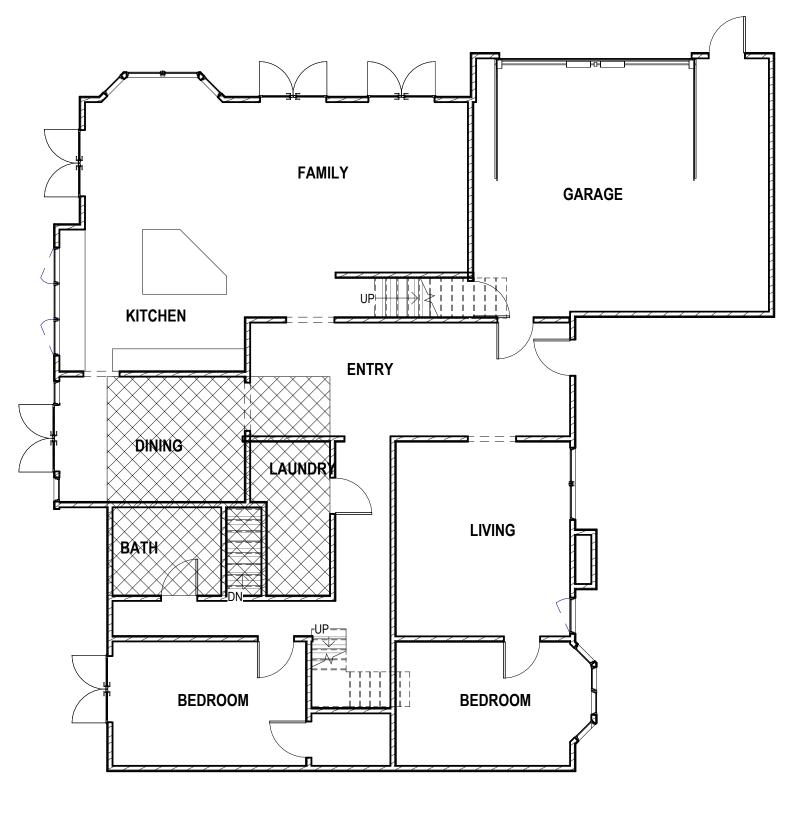


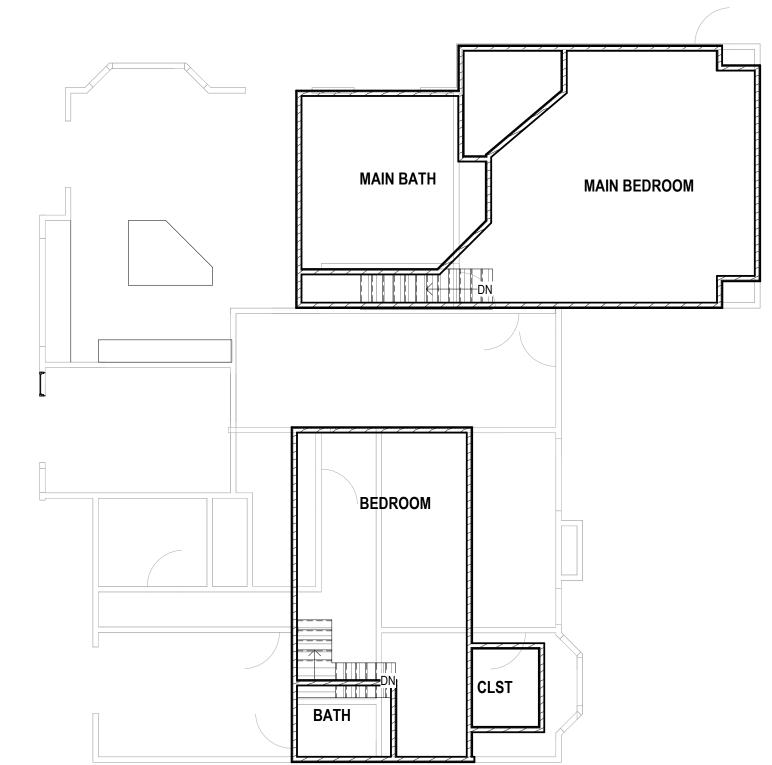


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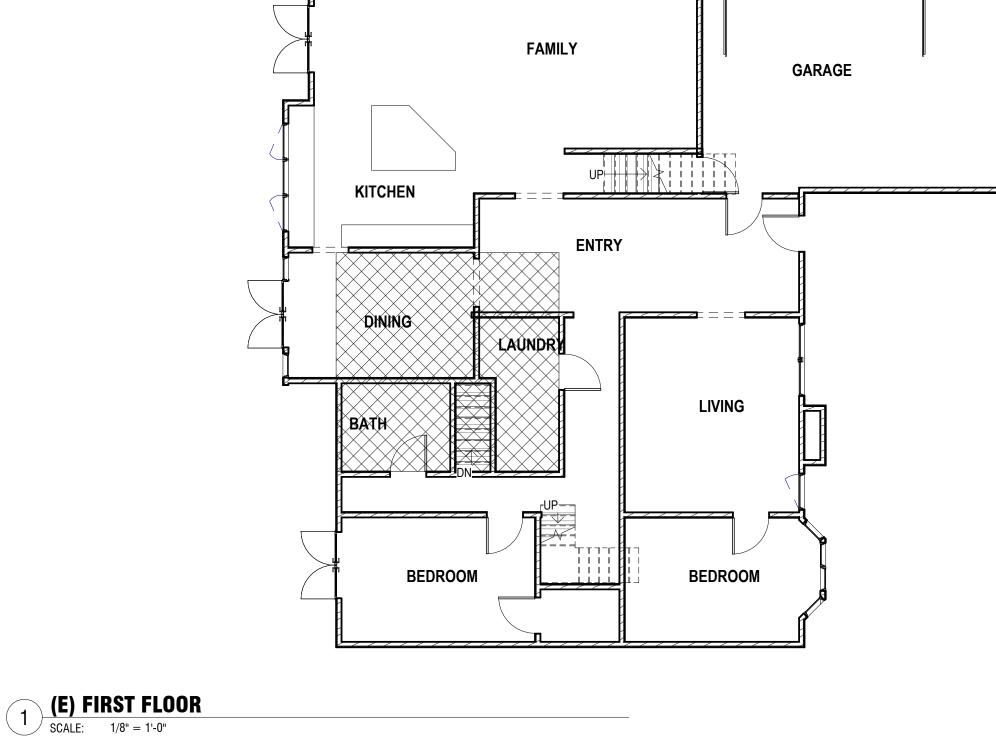




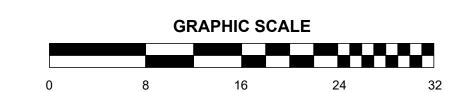


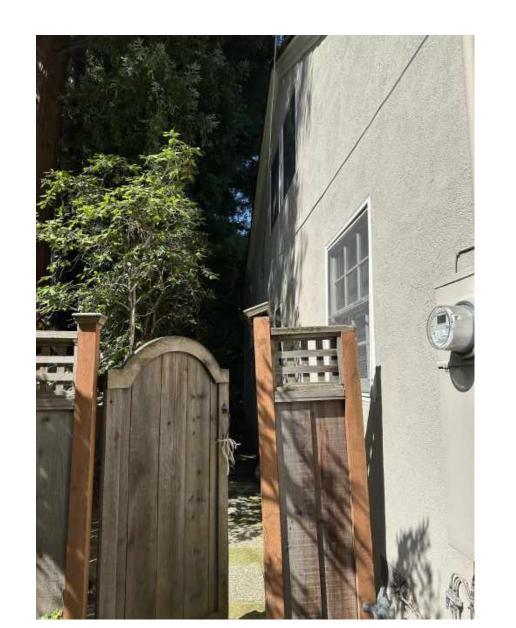












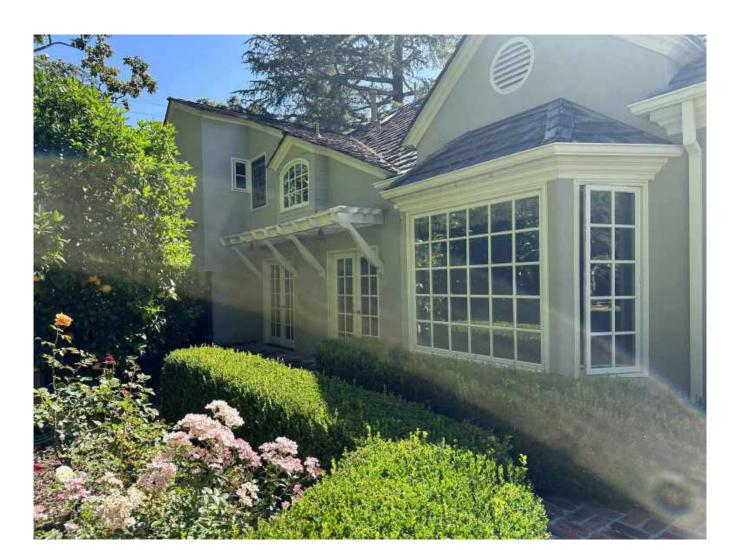
EAST ELEVATION



NORTH/FRONT ELEVATION

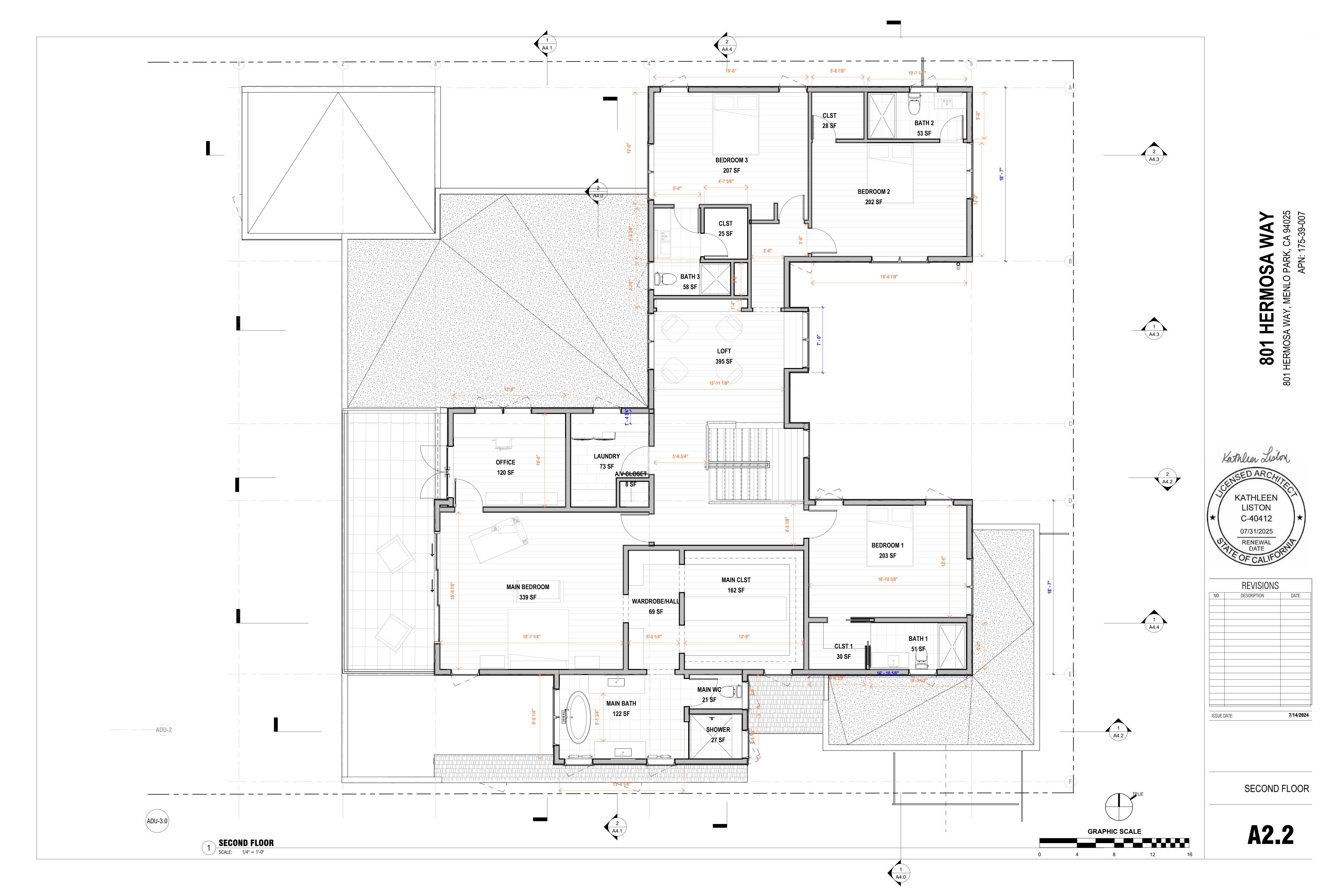


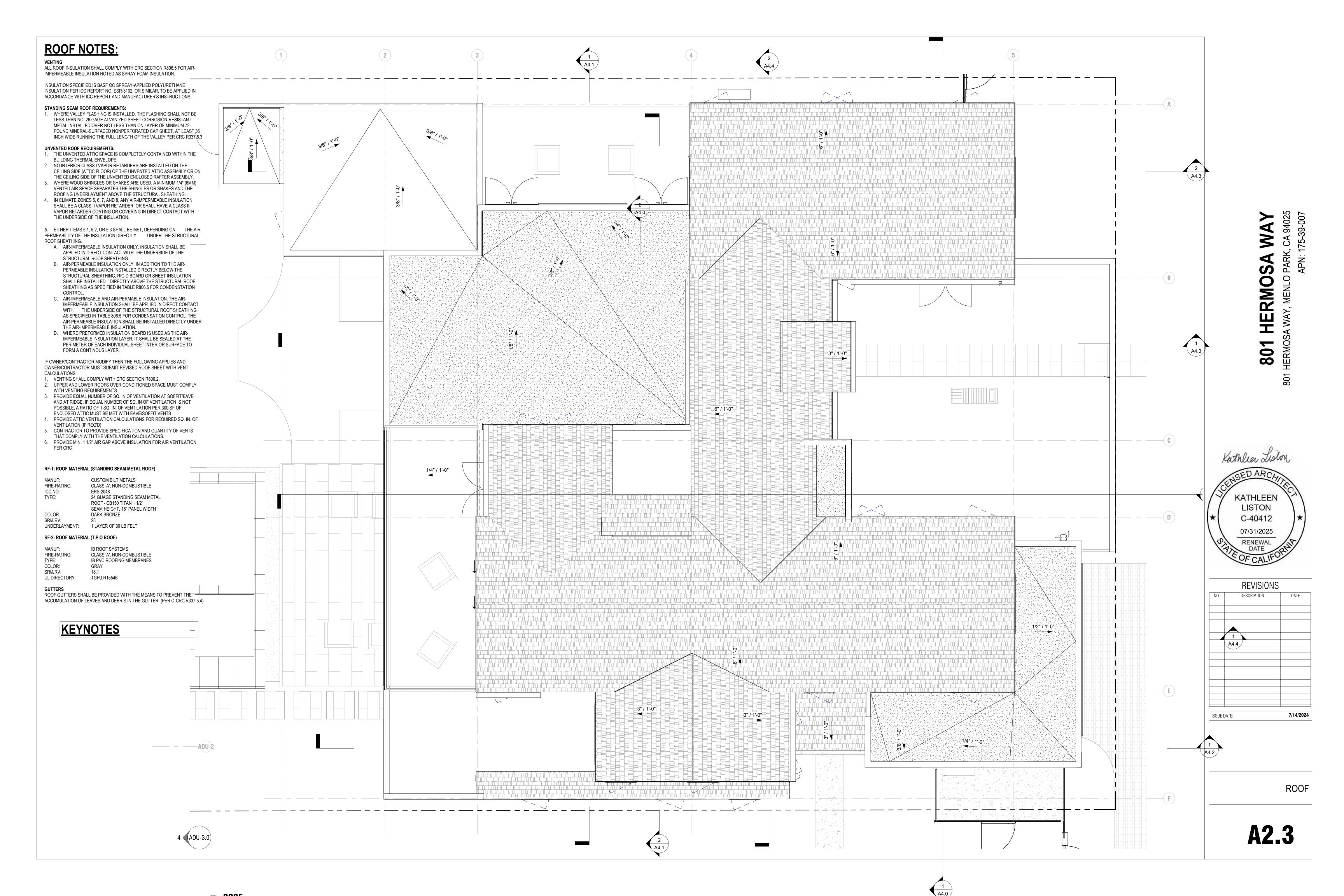
SOUTH/REAR ELEVATION



WEST SIDE

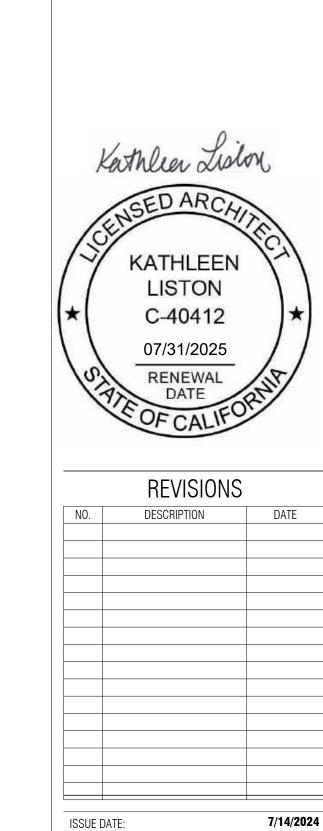




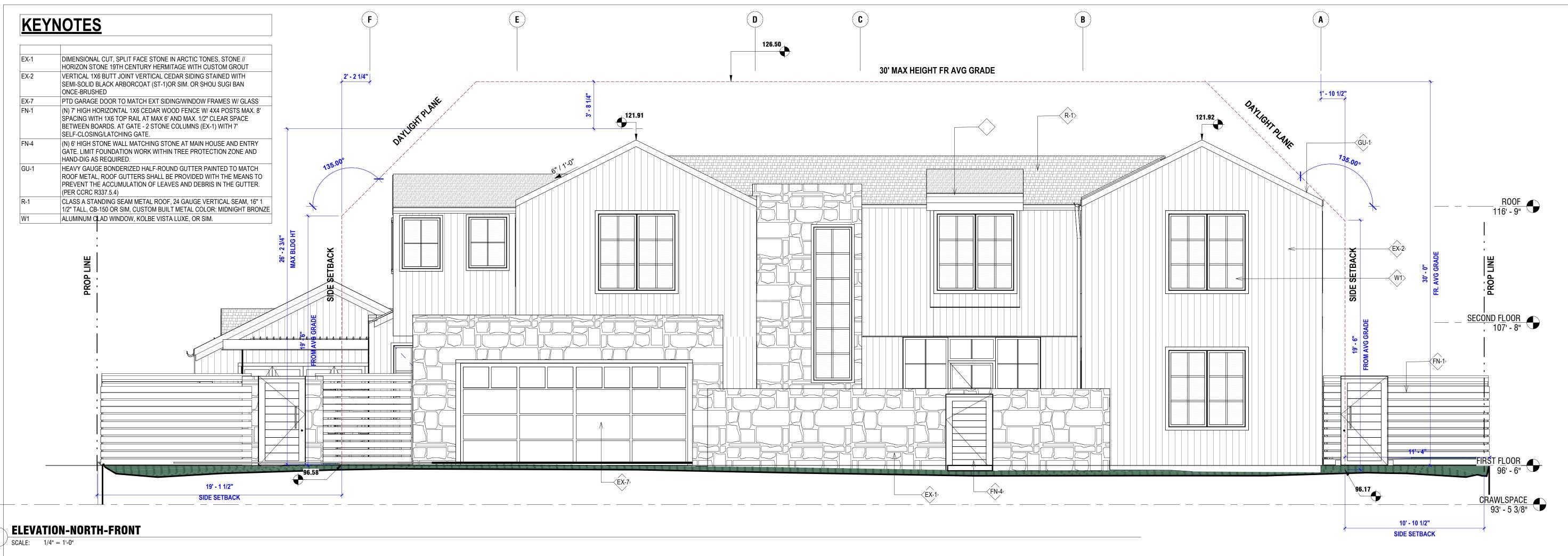


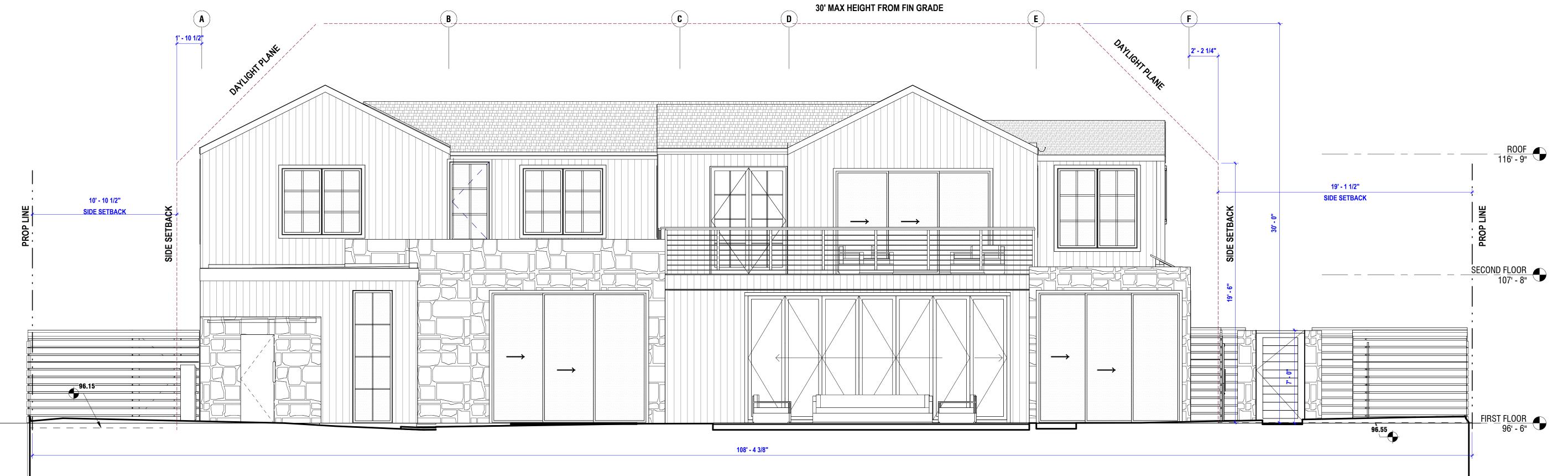






NORTH & SOUTH **ELEVATIONS**









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



REVISIONS		
NO.	DESCRIPTION	DATE
ISSUE DATE:		7/14/2

EAST & WEST ELEVATION





801 HERMOSA WAY, MENLO PARK, CA 94025 APN: 175-39-007

Kathler Liston

KATHLEEN

LISTON

C-40412

07/31/2025

RENEWAL

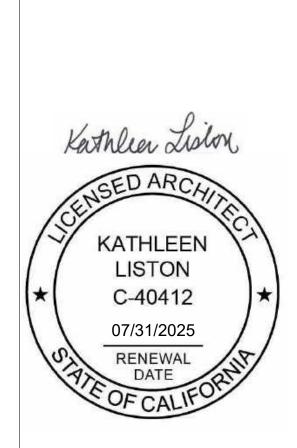
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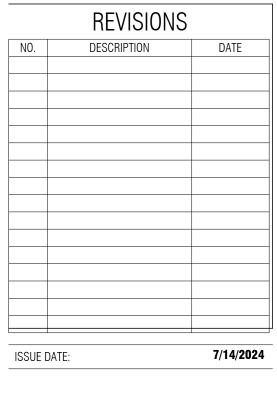
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SECTIONS

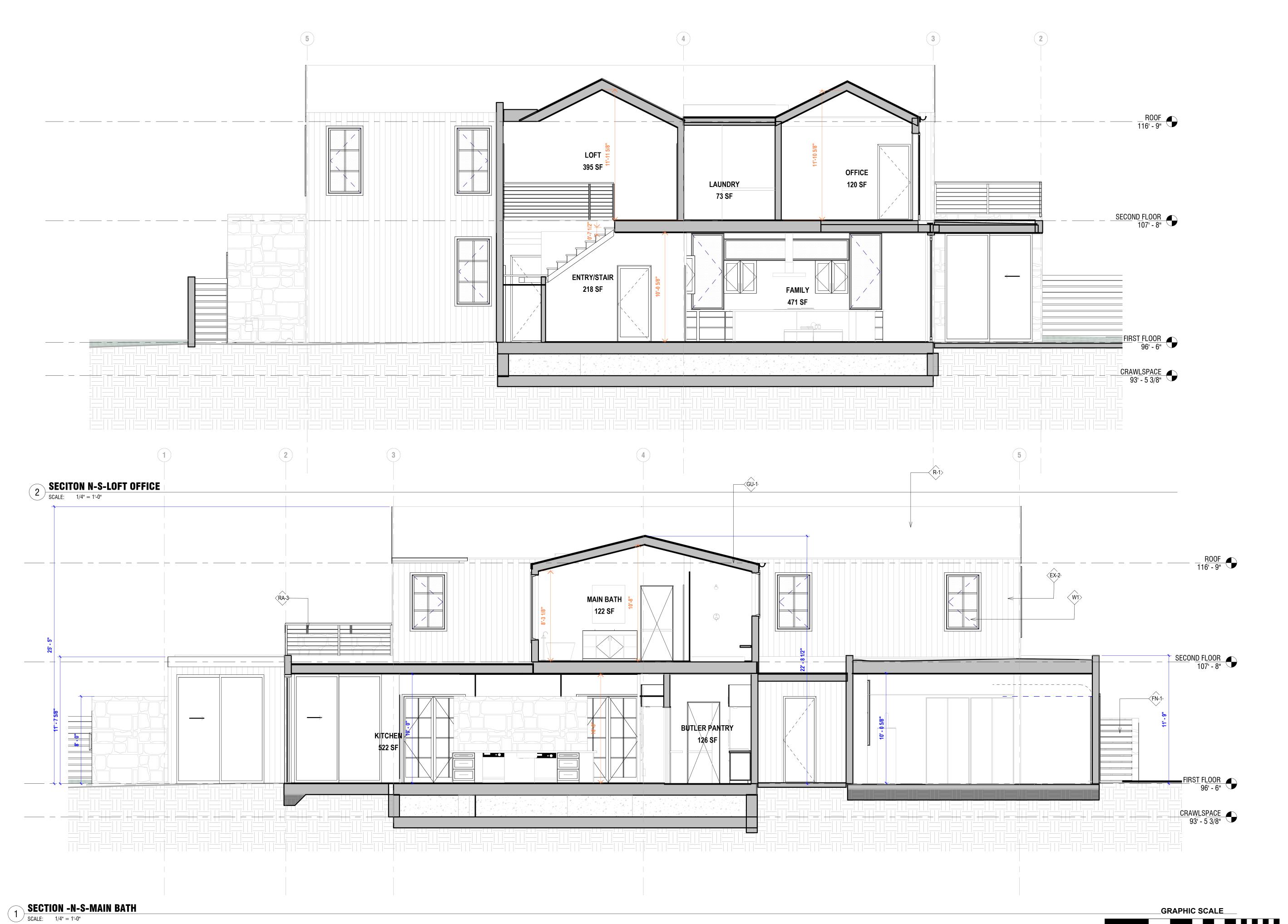
A4.1



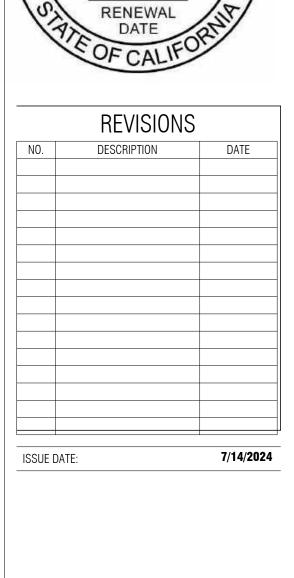


SECTIONS

A4.2





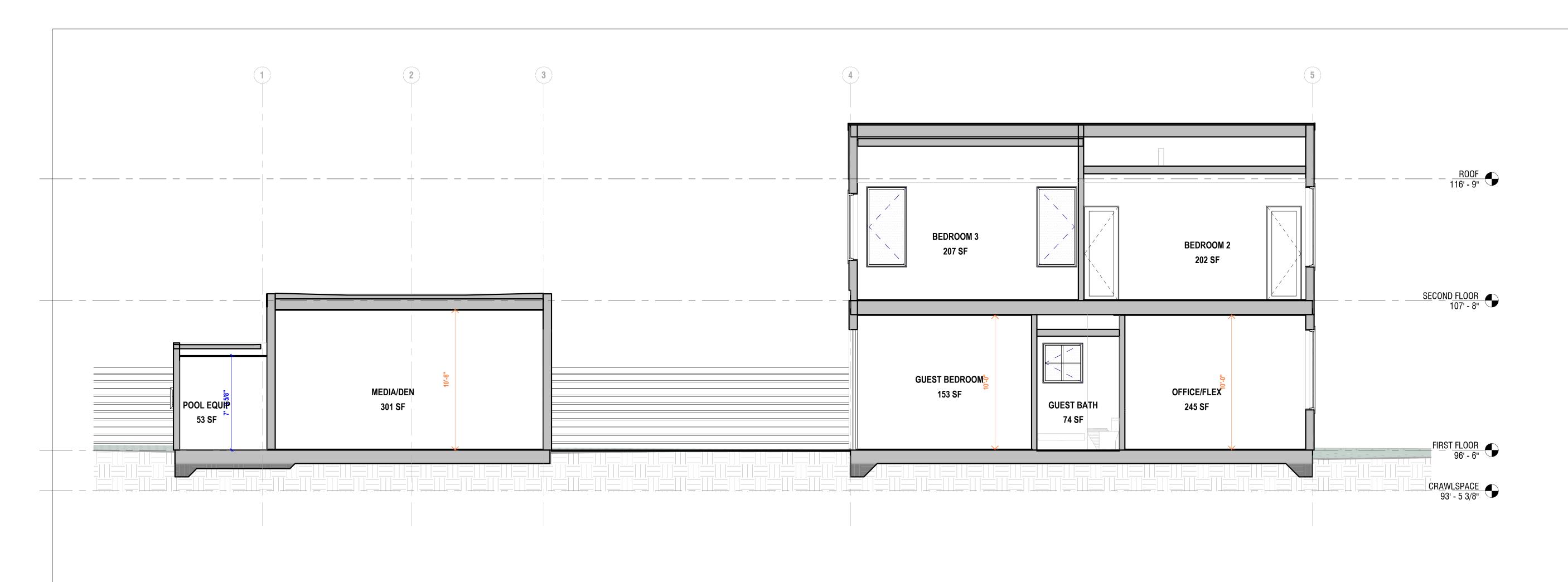


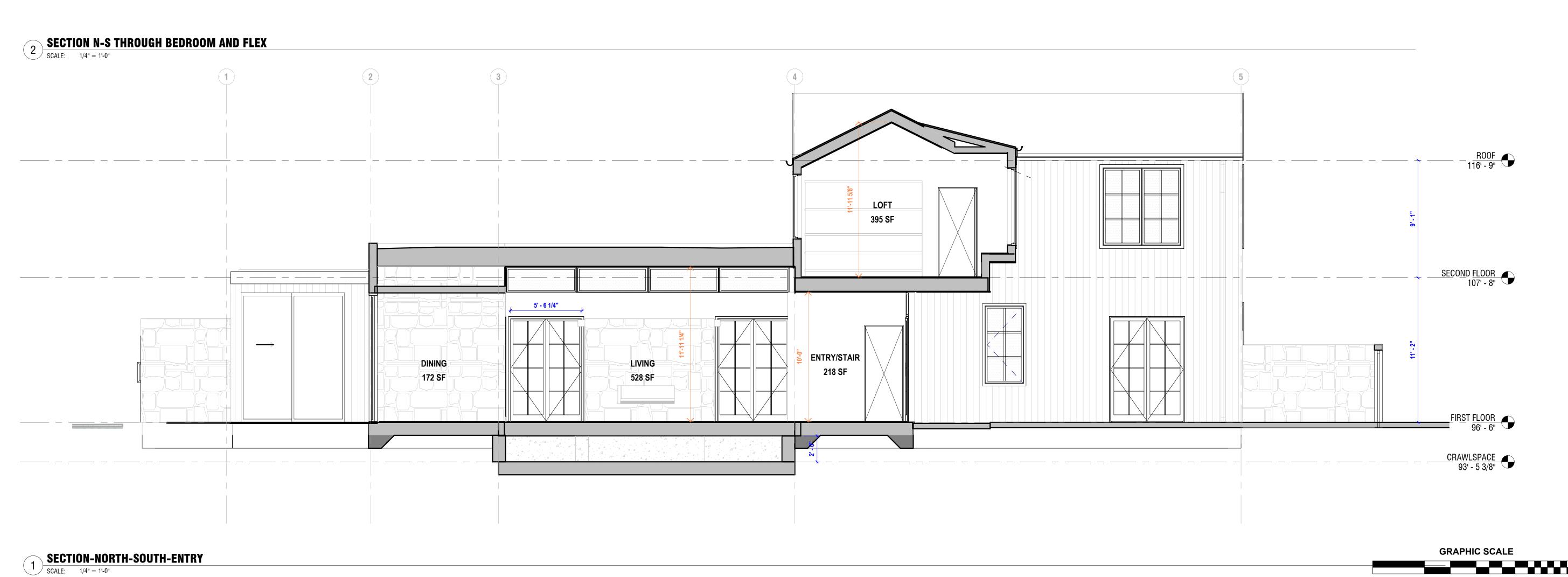
KATHLEEN LISTON

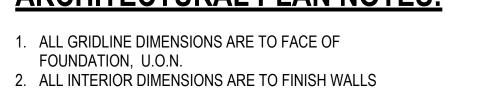
C-40412

07/31/2025

SECTIONS







KEYNOTES

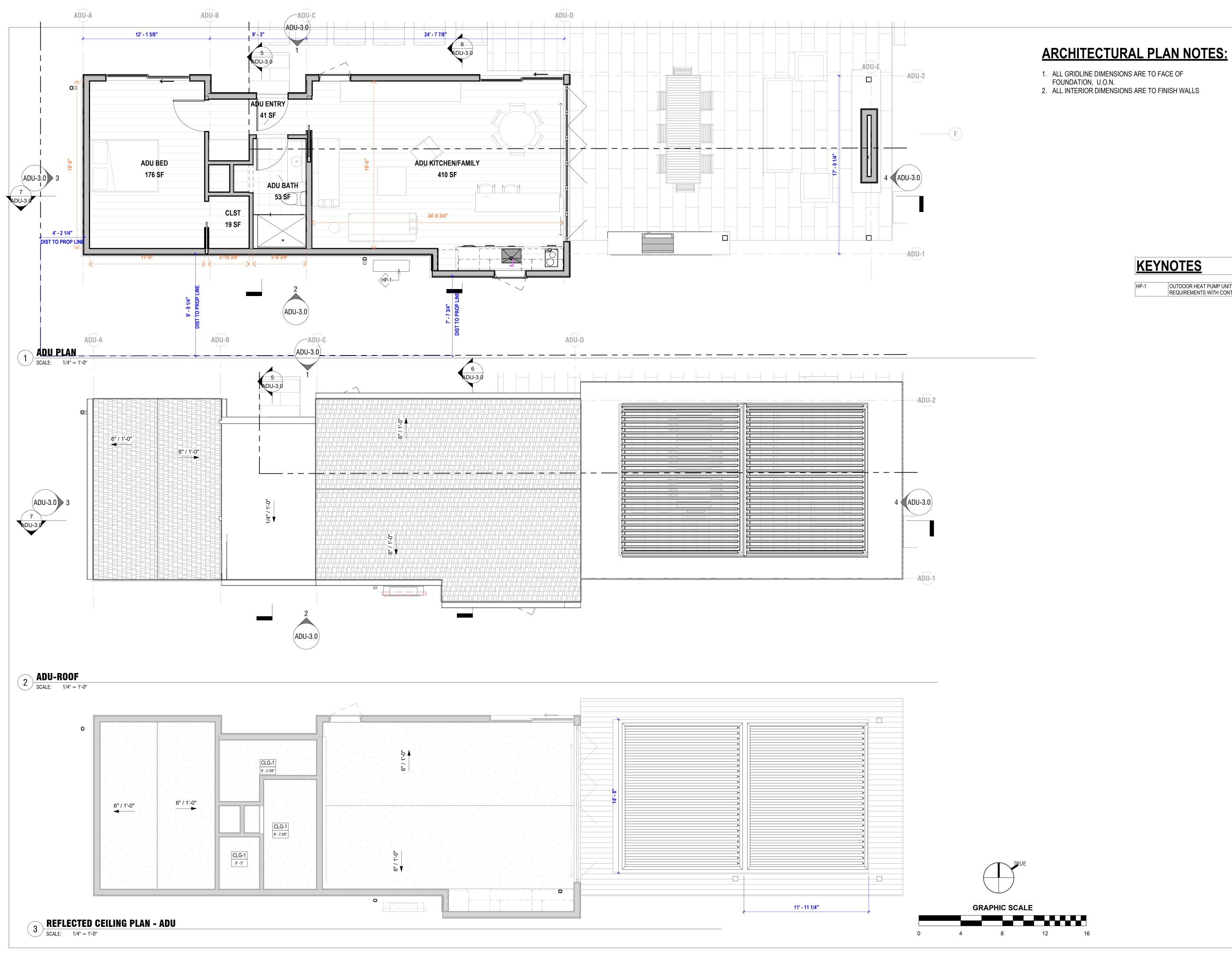
OUTDOOR HEAT PUMP UNIT. CONFIRM SIZE AND REQUIREMENTS WITH CONTRACTOR.

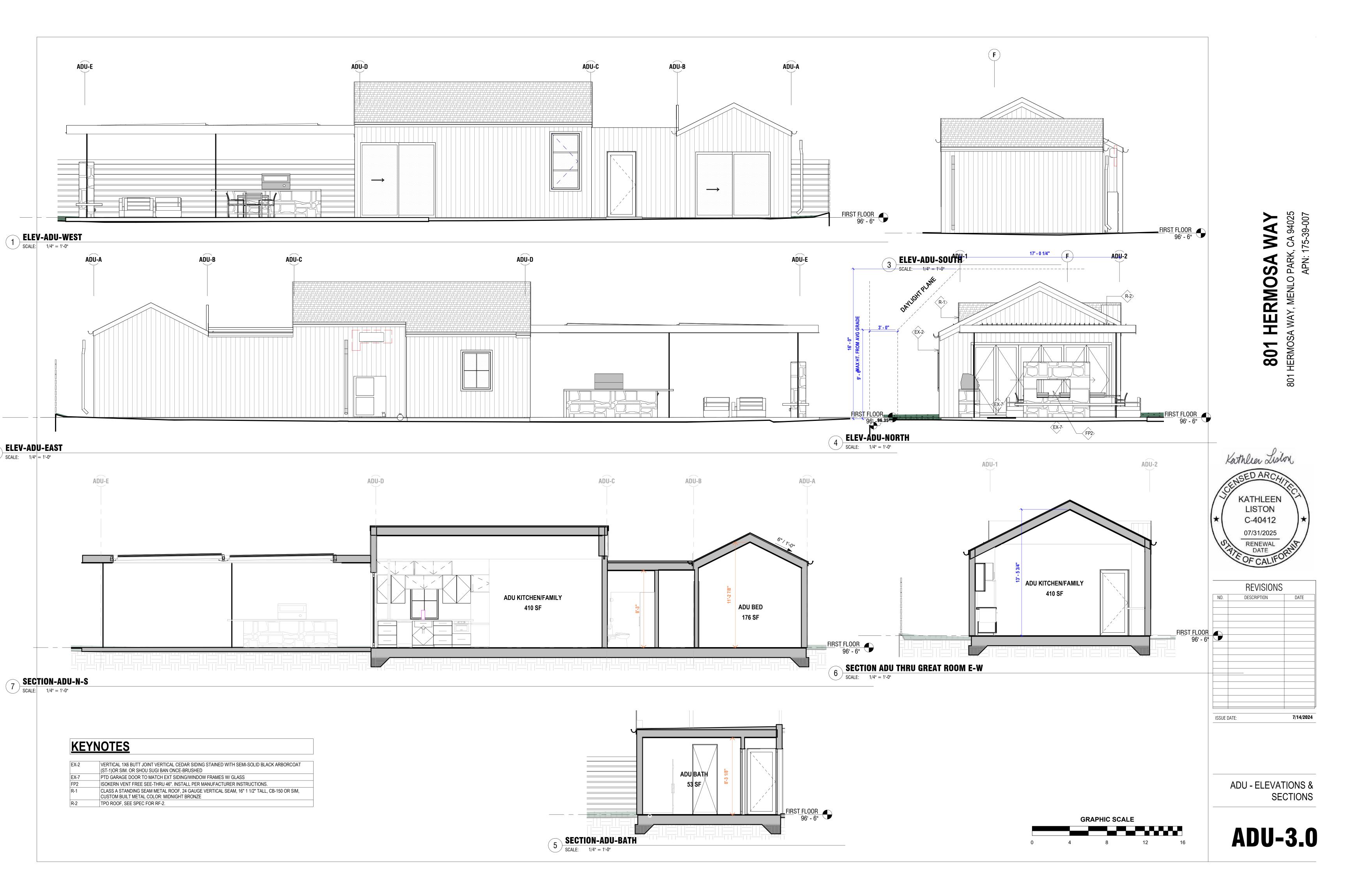


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NO.	DESCRIPTION	DATE
ISSUE DATE	<u> </u>	7/14/2024

ADU - PLANS

ADU-2.0





C-40412



MATERIALS

FM-1

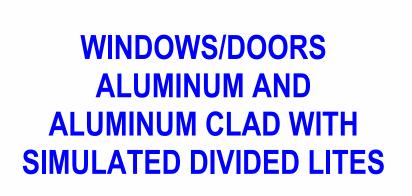


EX-2 STONE W/ OVER GROUT













EX-1





DARK SIDING/STAINED TELLIS/COBBLESTONES/STONE COLUMNS

