REGULAR MEETING AGENDA

Date: 11/4/2024
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 858 7073 1001 and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

Members of the public can listen to the meeting and participate using the following methods.

How to participate in the meeting

- Access the live meeting, in-person, at the City Council Chambers
- Access the meeting real-time online at:
  zoom.us/join – Meeting ID# 858 7073 1001
- Access the meeting real-time via telephone (listen only mode) at:
  (669) 900-6833
  Regular Meeting ID # 858 7073 1001
  Press *9 to raise hand to speak
- Submit a written comment online up to 1-hour before the meeting start time:
  planning.commission@menlopark.gov*
  Please include the agenda item number related to your comment.

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

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

Regular Meeting

A. Call To Order

B. Roll Call

C. Reports and Announcements

D. Public Comment

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

E. Consent Calendar

None

F. Public Hearing

F1. Use Permit/John Chou/5 Shasta Lane:
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, 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 retaining wall is associated with construction of a new detached ADU, which is a permitted use, although the excavation would also allow for a larger flat yard area. (Staff Report #24-045-PC)

F2. Use Permit/Hannah Chiu/1401 Santa Cruz Ave.:
Consider and adopt a resolution to approve a use permit to demolish an existing one-story, single-family residence, with a basement and detached garage, and construct a new two-story, single-family residence on a substandard lot with regard to lot width in the R-1-S (Single Family Suburban Residential) zoning district; determine this action is categorically exempt under the CEQA Guidelines 15303's Class 3 exemption for new construction or conversion of small structures. The proposal also includes an attached accessory dwelling unit (ADU), which is a permitted use and not subject to discretionary review. (Staff Report #24-046-PC)

F3. Architectural Control and Sign Review/Ali El Safy/639-641 Santa Cruz Ave.:
Consider and adopt a resolution to 1) approve an architectural control permit to change the paint color of the front and rear facades of the building at 639-641 Santa Cruz Avenue, install a mural on an existing electrical cabinet on the rear facade of the building, replace the double front door of the 639 Santa Cruz Avenue suite with a single door, and add various architectural details to the front

facade of the 641 Santa Cruz Avenue suite, and 2) approve a sign permit for a second blade sign on the front facade of the 641 Santa Cruz Avenue suite that would also exceed three square feet in size at an existing building located in the SP-ECR/D (El Camino Real-Downtown Specific Plan) zoning district; determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. (Staff Report #24-047-PC)

G Informational Items

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

- Regular Meeting: November 18, 2024
- Regular Meeting: December 2, 2024

H. Adjournment

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

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

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

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

Agendas are posted in accordance with Cal. Gov. Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the city website at menlopark.gov/agendas and can receive email notifications of agenda postings by subscribing at menlopark.gov/subscribe. Agendas and staff reports may also be obtained by contacting City Clerk at 650-330-6620. (Posted: 10/30/2024)

STAFF REPORT

Planning Commission
Meeting Date: **11/4/2024**
Staff Report Number: **24-045-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 5 Shasta Lane, 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 retaining wall would be associated with construction of a new detached ADU, which is a permitted use, although the excavation would also allow for a larger flat yard area.**

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 5 Shasta Lane, 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 retaining wall would be associated with construction of a new detached ADU, which is a permitted use, although the excavation would also allow for a larger flat yard area. The project includes one heritage tree removal, which has been reviewed and conditionally approved by the City Arborist. 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 on Shasta Lane, a short loop street off Siskiyou Drive, in the Sharon Heights neighborhood. The other residential parcels in the area are also part of the R-1-S zoning district. At the rear, the property adjoins an office complex addressed 2882-2884 Sand Hill Road, which is part of the C-1-C (Administrative, Professional and Research, Restrictive) zoning district. Sharon Heights Golf and Country Club and Sharon Park, both of which are part of the OSC (Open Space and Conservation) zoning district, are also in the vicinity.

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. The terrain in this area is varied, and a number of other

residences have retaining walls in order to accommodate driveways and create more usable yard areas. A location map is included as Attachment B.

Analysis

Project description

The subject property is currently occupied by a single-story, single-family residence. The grade of the parcel is lowest at the front, and existing retaining walls are present in this area to allow for the driveway and entrance stair. No changes are proposed to the existing residence or the front of the property. At the rear, where the grade levels are highest, a small existing retaining wall allows for access to the attached garage.

The applicant is proposing a new 1,000-square-foot, detached ADU, which is a permitted use that itself does not require any Planning Commission action. The ADU would comply with relevant requirements, including floor area limit (FAL), building coverage, parking, and setbacks. With regard to the last item, the Planning Commission should note that while the proposed ADU rear setback of nine feet would appear to violate Zoning Ordinance Section 16.79.050(c)(2)(A), which requires a 10-foot setback, the City Attorney has confirmed that this is an area where local regulations are in conflict with more recent State laws specifying four-foot setbacks for all ADUs, and that State law preempts the City regulations. The Planning Division is intending to prepare comprehensive ADU ordinance updates to bring all local requirements into compliance with State law.

In conjunction with the ADU, the applicant is proposing to remove the existing rear retaining wall, and to build a newer wall that would both facilitate the ADU structure and create a new, larger flat yard area. Because this excavation is within the 20-foot rear setback for the main building and exceeds the minimum excavation necessary to construct the proposed ADU, 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. A data table listing parcel and project attributes is included as Attachment C.

As shown on Sheet C4 of the plan set, the retaining wall would vary in height, up to an approximate maximum of 6.5 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 immediate occupants of the ADU would be elderly, and that the retaining wall would address terrain-related challenges and provide a stable and usable outdoor area. They also note that it would improve emergency vehicle access to the ADU, if needed.

Design and materials

The proposed retaining wall would be constructed of concrete. 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 14 trees were assessed, of which two are heritage trees. Nine non-protected trees are proposed to be removed due to conflicts with the ADU and the retaining wall.

Table 1: Tree summary and disposition					
Tree number	Species	Size (DBH, in inches)	Condition	Heritage	Removal
1	Monterey cypress	35	Fair	Yes	No
2	Loquat	2	Good	No	Yes
3	Loquat	3, 2, 1	Good	No	Yes
4	Redwood	4.5	Good	No	Yes
5	Redwood	4	Good	No	Yes
6	Redwood	4	Fair	No	Yes
7	Redwood	4	Fair	No	Yes
8	Privet	3	Good	No	Yes
9	Redwood	2	Fair	No	Yes
10	Redwood	2	Fair	No	Yes
11	Purple leaf plum	17	Poor	Yes	Yes
12	Purple leaf plum	2	Fair	No	No
13	Silver birch	7	Fair	No	No
14	Silver birch	7	Fair	No	No

A heritage tree permit (HTR2024-00088) was approved June 12, 2024 for the removal of heritage tree #11 (17-inch purple leaf plum), with the condition to plant one 15-gallon Chinese pistache. Per the tree replacement plan letter on the HTR2024-00088 location would be flexible and decided after the site work has commenced.

To protect the trees on and near the site, in particular the neighboring property's tree #1 (35-inch Monterey cypress), the arborist report has identified such measures as tree protective fencing installed at the dripline. Any excavation or grading within the tree protection zone much be performed with hand tools and supervised by a certified arborist. All recommended tree protection measures identified in the arborist report would be implemented and ensured as part of condition 1h.

Correspondence
As noted in the project description letter, the applicant states they discussed the proposed project with owners of 3, 4, and 7 Shasta Lane (which includes both adjacent side neighbors, and the property directly across the street), and did not receive any objections. 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, including with regard to the proposed ADU. 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. The applicant states that they have conducted outreach to multiple neighbors, including both side neighbors, and has not received any negative feedback. 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
D. Correspondence

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-U (SINGLE FAMILY URBAN RESIDENTIAL) ZONING DISTRICT, AT 5 SHASTA LANE.

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 Travis Wells, Villa Homes ("Applicant") located at 5 Shasta Lane (APN 074-260-450) ("Property"). The retaining wall would be associated with construction of a new detached ADU, which is a permitted use, although the excavation would also allow for a larger flat yard area. 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 a request for one health-related heritage tree removal, and the City Arborist reviewed and granted conditional approval through Heritage Tree Removal Permit 2024-00088 and no appeals were filed; and

WHEREAS, the Applicant submitted an arborist report prepared by Davey Resource Group, 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 November 4, 2024, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit for 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, in particular with regard to the proposed accessory dwelling unit (ADU).

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. PLN2024-00034, 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 November 4, 2024, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this _____day of November, 2024.

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

ABBREVIATIONS

#	POUND OR NUMBER	EXT	EXTERIOR	OH	OVERHANG
&	AND	FD	FLOOR DRAIN OR FIRE DEPARTMENT	OPP	OPPOSITE OR OPPOSITE HAND
@	AT	FF	FINISHED FACE OR FINISHED FLOOR	OZ	OUNCE
ACT	ACOUSTIC CEILING TILE	FFL	FINISHED FLOOR LEVEL	PCC	PRE-CAST CONCRETE
AD	AREA DRAIN	FIXT	FIXTURE	PLUMB	PLUMBING
AFF	ABOVE FINISHED FLOOR	FLR	FLOOR	PLYD	PLYWOOD
ALUM	ALUMINUM	FM	FILLED METAL	PSL	PRIVATE SEWER LATERAL
ANOD	ANODIZED	FO	FACE OF	PT	PRESSURE TREATED
BSMT	BASEMENT	FND	FOUNDATION	PTDF	PRESSURE TREATED DOUGLAS FIR
BYND	BEYOND	FV	FIELD VERIFY	PNT	PAINT OR PAINTED
BOT	BOTTOM	GA	GAUGE	PVC	POLYVINYL CHLORIDE
BOW	BOTTOM OF WALL	GALV	GALVANIZED	RBR	RUBBER
BLK'G	BLOCKING	GWB	GYPSUM WALL BOARD	RCP	REFLECTED CEILING PLAN
BD	BOARD	HC	HOLLOW CORE	RD	ROOF DRAIN
CIP	CAST IN PLACE	HCD	HOUSING AND COMMUNITY	REQD	REQUIRED
CHNL	CHANNEL		DEVELOPMENT (CA STATE)	RM	ROOM
CJ	CONTROL JOINT	HI	HIGH	RWL	RAIN WATER LEADER
CL	CENTER LINE	HM	HOLLOW METAL	RYSB	REAR YARD SETBACK
CLG	CEILING	HP	HIGH POINT	SIM	SIMILAR
CLR	CLEAR	HR	HOUR	SD	SMOKE DETECTOR
CMU	CONCRETE MASONRY UNIT	HUD	DEPARTMENT OF HOUSING	SPEC	SPECIFIED OR SPECIFICATION
COL	COLUMN		AND URBAN DEVELOPMENT	SPK	SPRINKLER OR SPEAKER
COMPR	COMPRESSIBLE	HVAC	HEATING, VENTILATING,	SSD	SEE STRUCTURAL DRAWINGS
CONC	CONCRETE		AND AIR CONDITIONING	SSTL	STAINLESS STEEL
CONT	CONTINUOUS	IRGWB	IMPACT RESISTANT	STC	SOUND TRANSMISSION COEFFICIENT
CVRG	COVERAGE		GYPSUM WALL BOARD	STL	STEEL
CPT	CARPET	ILO	IN LIEU OF	STRUCT	STRUCTURE OR STRUCTURAL
CT	CERAMIC TILE	INSUL	INSULATED OR INSULATION	SYSB	SIDE YARD SETBACK
CTYD	COURTYARD	INT	INTERIOR	T&G	TONGUE AND GROOVE
DBL	DOUBLE	LO	LOW	TELE	TELEPHONE
DEMO	DEMOLISH OR DEMOLITION	MAX	MAXIMUM	TLT	TOILET
DIA	DIAMETER	MFRD	MANUFACTURED	TME	TO MATCH EXISTING
DIM	DIMENSION	MFRR	MANUFACTURER	TO	TOP OF
DIMS	DIMENSIONS	MO	MASONRY OPENING	TOC	TOP OF CONCRETE
DN	DOWN	MECH	MECHANICAL	TOW	TOP OF WALL
DR	DOOR	MEMBR	MEMBRANE	T/D	TELEPHONE/DATA
DWG	DRAWING	MIN	MINIMUM	TYP	TYPICAL
EA	EACH	MRGWB	MOISTURE-RESISTANT	UNO	UNLESS NOTED OTHERWISE
EJ	EXPANSION JOINT		GYPSUM WALL BOARD	U/S	UNDERSIDE
ELEC	ELECTRICAL	MTL	METAL	U.G.	UNDERGROUND
ELEV	ELEVATOR OR ELEVATION	NIC	NOT IN CONTRACT	VIF	VERIFY IN FIELD
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS	NO	NUMBER	VP	VISION PANEL
EQ	EQUAL	NOM	NOMINAL	W/	WITH
EXIST	EXISTING	OC	ON CENTER	WD	WOOD
EXP JT	EXPANSION JOINT				

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE (CBC)
ALL CURRENT APPLICABLE STATE AND LOCAL CODES
ALL LOCAL MUNICIPAL CODES

PROJECT DATA

5 SHASTA LN
MENLO PARK, CA 94025

APN: 074260450

ZONING: R-1-S
MAX. BUILDING COVERAGE: 35%
MAX. FAL: 5,738 SF (2,800 + (0.25 x 11,752))

LOT SIZE: 18,752 S.F.
EXISTING RESIDENCE: 3,340 S.F.

SEE SITE ANALYSIS TABLE ON SHEET A1.1 FOR ADDITIONAL INFORMATION

PROJECT INFORMATION

PROJECT LOCATION

5 SHASTA LN
MENLO PARK, CA 94025

PROJECT SCOPE OF WORK

CONSTRUCTION OF A 6'-6" TALL ENGINEERED CONCRETE RETAINING WALL.

PROJECT DIRECTORY

DESIGNER

VILLA HOMES
1 LETTERMAN DR. BUILDING C
SAN FRANCISCO, CA 94129
CSLB LICENSE #:
1077688 (B)
PERMIT PROJECT CONTACT:
LINDSEY NEGRO
858-815-3503
PERMITTING@VILLAHOMES.COM

OWNER

JOHN CHOU
PHONE: 650-328-9888
5 SHASTA LN
MENLO PARK, CA 94025

GENERAL NOTES

1. LANDSCAPE IS NOT IN PROJECT SCOPE

DRAWING SHEET INDEX

SHEET #	SHEET NAME
G0	TITLE SHEET AND NOTES
SU1	PARTIAL TOPOGRAPHIC SURVEY
A1	EXISTING SITE PLAN
A1.1	PROPOSED SITE PLAN
A1.2	AREA PLAN
C1	GRADING AND DRAINAGE PLAN
C2	DETAILS AND NOTES
C3	EROSION CONTROL PLAN ⚠
C4	SECTION
BMP	CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

AERIAL MAP

NOT TO SCALE

VICINITY MAP

NOT TO SCALE

VILLA
1 LETTERMAN DR.
BUILDING C, SUITE 3500
SAN FRANCISCO, CA 94129
415.968.1625 PH
villahomes.com

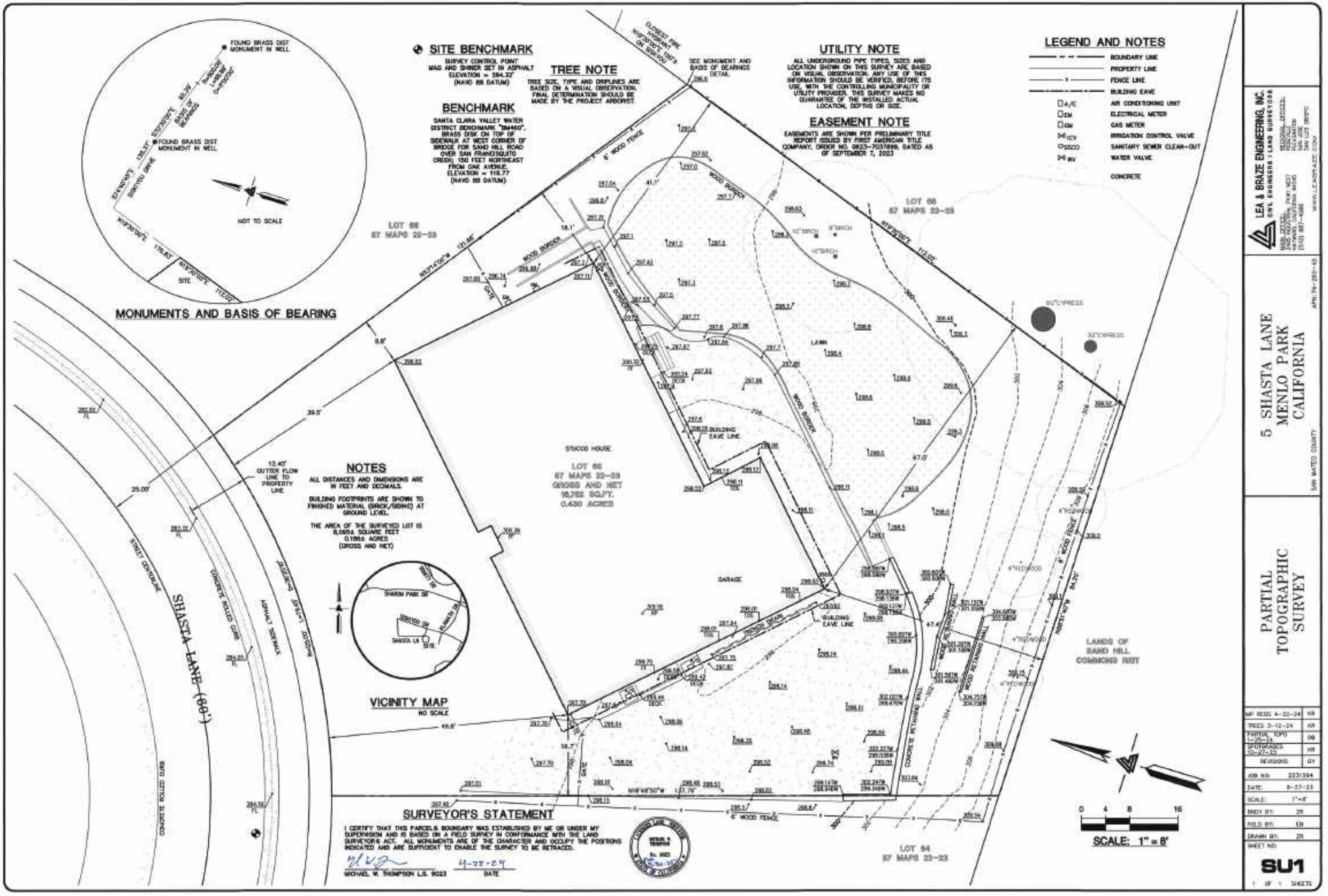
Retaining Wall
5 SHASTA LN
MENLO PARK, CA 94025
CHOU

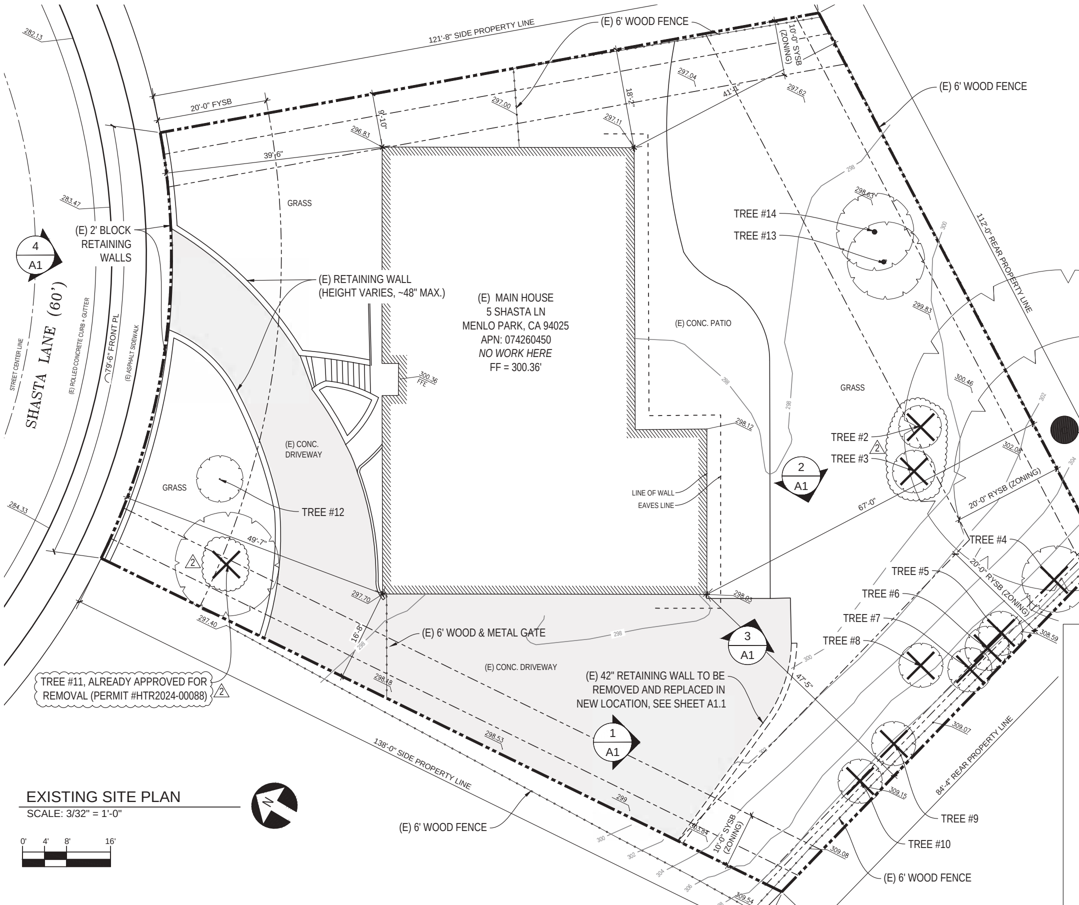
⚠	REVISION LIST	DATE
⚠	Delta 1 Resubmittal	9/24/24
⚠	Delta 2 Resubmittal	10/25/24

Project number 563
Date 8/6/24

TITLE SHEET AND NOTES

G0


SITE BENCHMARK
SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 284.32'
(NAVD 88 DATUM)
BENCHMARK
SANTA CLARA VALLEY WATER DISTRICT BENCHMARK "BM460", BRASS DISK ON TOP OF SIDEWALK AT WEST CORNER OF BRIDGE FOR SAND HILL ROAD OVER SAN FRANCISQUITO CREEK; 120 FEET NORTHEAST FROM OAK AVENUE.
ELEVATION = 116.77
(NAVD 88 DATUM)
TREE NOTE
TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST
UTILITY NOTE
ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.
EASEMENT NOTE
EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 0623-7037899, DATED AS OF SEPTEMBER 7, 2023
LEGEND AND NOTES
BOUNDARY LINE
PROPERTY LINE
FENCE LINE
BUILDING EAVE
AIR CONDITIONING UNIT
ELECTRICAL METER
GAS METER
IRRIGATION CONTROL VALVE
SANITARY SEWER CLEAN-OUT
WATER VALVE
CONCRETE
MONUMENTS AND BASIS OF BEARING
FOUND BRASS DOT MONUMENT IN WELL
FOUND BRASS DOT MONUMENT IN WELL
BASIS OF BEARINGS
NOT TO SCALE
SITE
LOT 66
67 MAPS 22-23
LOT 65
67 MAPS 22-23
LOT 64
67 MAPS 22-23
STUCCO HOUSE
LOT 66
67 MAPS 22-23
GROSS AND NET
10,752 SQ.FT.
0.430 ACRES
LAWN
GARAGE
BUILDING EAVE LINE
NOTES
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (BRICK/SIDING) AT GROUND LEVEL.
THE AREA OF THE SURVEYED LOT IS
9,995± SQUARE FEET
0.189± ACRES
(GROSS AND NET)
12.40' GUTTER FLOW LINE TO PROPERTY LINE
VICINITY MAP
NO SCALE
SHARON PARK DR
SHASTA LN
SHASTA LANE (60')
STREET CENTERLINE
CONCRETE ROLLED CURB
ASPHALT SIDEWALK
LANDS OF SAND HILL COMMONS REIT
6' WOOD FENCE
CONCRETE RETAINING WALL
WOOD RETAINING WALL
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.
MICHAEL W. THOMPSON L.S. 9023
4-22-24
DATE
0 4 8 16
SCALE: 1" = 8'
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
5 SHASTA LANE
MENLO PARK
CALIFORNIA
SAN MATEO COUNTY
APN: 74-281-45
PARTIAL TOPOGRAPHIC SURVEY
MT REQS 4-22-24 KR
TREES 3-12-24 KR
PARTIAL TOPO 1-26-24 DB
SPOTGRADES 10-27-23 KR
REVISIONS BY
JOB NO. 2231394
DATE: 8-27-23
SCALE: 1"=8'
ENGR BY: ZR
FIELD BY: EB
DRAWN BY: ZR
SHEET NO.
SU1
1 OF 1 SHEETS



EXISTING SITE PLAN

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

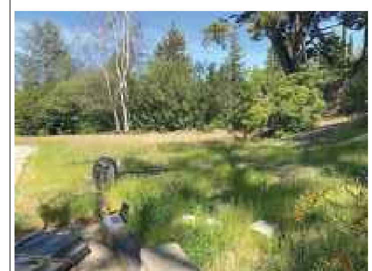
VICINITY MAP

NOT TO SCALE

EXISTING SITE PHOTOS

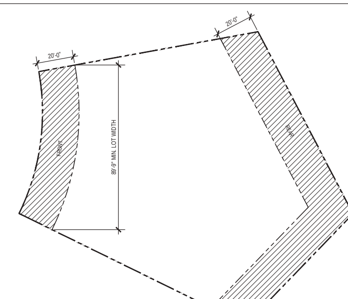
VIEW 1

VIEW 2



VIEW 3

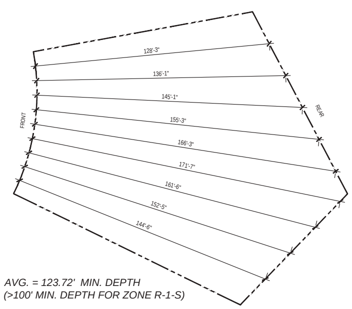
VIEW 4



(>80' MIN. WIDTH FOR ZONE R-1-S)

LOT WIDTH DIAGRAM

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



AVG. = 123.72' MIN. DEPTH

(>100' MIN. DEPTH FOR ZONE R-1-S)

LOT DEPTH DIAGRAM

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

TREE INVENTORY & ROOT ZONES

[illegible]	Stems	DBH (in)	Common Name	Botanical Name	Height (ft)	Canopy (ft)	[illegible] (Radius in ft)	[illegible] (Radius in ft)	[illegible] (Radius in ft)	HERITAGE TREE?	REMOVE?
1	[illegible]	[illegible]	Monterey cypress	Cupressus macrocarpa	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	Y	N
2	[illegible]	[illegible]	Loquat	Eriobotrya japonica	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	N	Y
3	[illegible]	[illegible]	Loquat	Eriobotrya japonica	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	N	Y
4	[illegible]	[illegible]	Redwood	Sequoia sempervirens	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	N	Y
5	[illegible]	[illegible]	Redwood	Sequoia sempervirens	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	N	Y
6	[illegible]	[illegible]	Redwood	Sequoia sempervirens	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	N	Y
7	[illegible]	[illegible]	Redwood	Sequoia sempervirens	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	N	Y
8	[illegible]	[illegible]	Privet	Ligustrum lucidum	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	N	Y
9	[illegible]	[illegible]	Redwood	Sequoia sempervirens	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	N	Y
10	[illegible]	[illegible]	Redwood	Sequoia sempervirens	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	N	Y
11	[illegible]	[illegible]	Purple leaf plum	Prunus cerasifera	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	Y	Y
12	[illegible]	[illegible]	Purple leaf plum	Prunus cerasifera	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	N	N
13	[illegible]	[illegible]	Silver birch	Betula pendula	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	N	N
14	[illegible]	[illegible]	Silver birch	Betula pendula	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	N	N

- *SEE SHEET A1.1 FOR TREE PROTECTION FENCING LOCATIONS & DETAILS/NOTES.*
- *TREES MARKED WITH "X" ON THE SITE PLAN ARE PROPOSED FOR REMOVAL.*
- *SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION.*

TREE PROTECTION / IMPACT MITIGATION RECOMMENDATIONS (SEE PAGE 5 OF THE ARBORIST REPORT): 2

- **TREE #1** IS ON THE NEIGHBORING PROPERTY. THE TREE IS 16 FT FROM THE PROPOSED ADU AND PROPOSED RETAINING WALL. THE RETAINING WALL IS OUTSIDE OF THE DRIPLINE OF THE TREE AND SHOULD LOW TO NO IMPACTS FROM THE PROPOSED WALL. SINCE THE TREE IS 16 FT AWAY FROM THE PROPOSED ADU, IMPACTS ARE EXPECTED TO BE LOW. THE TREE IS IN FAIR CONDITION AND IS EXPECTED TO HAVE LOW IMPACTS FROM ALL OF THE PROPOSED CONSTRUCTION. THIS IS THE ONLY PROTECTED TREE NEAR THE CONSTRUCTION. THE VALUE OF THE TREE IS $53,741.45. ANY HERITAGE TREE TO BE RETAINED AND 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. THE TRUNK OF THE TREE IS ALREADY PROTECTED BECAUSE OF THE PROPERTY FENCE LINE. TO ENSURE THAT THE ROOTS ARE PROTECTED, THE TPZ SHOULD BE INSTALLED ALONG THE DRIPLINE AND MOVED IN WHEN WORK IS BEING DONE WITHIN TPZ, AND MOVED TO THE FARTHEST EXTENT POSSIBLE WHEN THE WORK IN THE TPZ IS COMPLETED. DUE TO THE SENSITIVE NATURE OF WORKING WITHIN THE CRZ OF TREES TO BE RETAINED, ANY EXCAVATION OR GRADING WITHIN THE TPZ MUST BE PERFORMED WITH HAND TOOLS AND SUPERVISED BY A CERTIFIED ARBORIST TO MONITOR AND DOCUMENT ANY TREE IMPACTS. ANY SIGNIFICANT ROOTS (ROOTS 2 INCHES IN DIAMETER OR LARGER) ENCOUNTERED SHOULD BE CUT CLEANLY AND PHOTO-DOCUMENTED. IF SEVERED ROOTS INCREASE FAILURE RISK BEYOND THE PROPERTY OWNER'S TOLERANCE, THE ARBORIST MAY RECOMMEND TREE REMOVAL.
- **TREES #2-3** ARE SMALL SHRUB-LIKE TREES THAT ARE IN THE FOOTPRINT OF THE ADU. REMOVAL IS RECOMMENDED. NO PERMIT IS REQUIRED.
- **TREES #4-7** SHOULD BE REMOVED DUE TO BEING IN THE FOOTPRINT OF THE ADU OR FROM IMPACTS BEING TOO HIGH. NO PERMIT IS REQUIRED.
- **TREES #8-10** ARE LOCATED ALONG THE REAR OF THE PROPERTY LINE. THERE IS A PROPOSED NEW RETAINING WALL TO BE ESTABLISHED ON THE PROPERTY. THE TREES ARE ALL NEW PLANTINGS AND CAN BE MOVED TO MINIMIZE DAMAGE AND STRESS, NO PERMIT IS REQUIRED. IF THE CLIENT IS TO KEEP THE TREES, TPZ SHOULD BE INSTALLED AND GROUPED. IMPACTS ARE PREDICTED TO BE MODERATE TO HIGH.
- **TREE #11** IS LOCATED IN THE PATHWAY FOR THE PROPOSED SEWER LINE AND CITY ARBORIST RECOMMENDED REMOVAL OF THE TREE DUE TO HEALTH CONDITION. A PERMIT IS REQUIRED. A 15-GALLON CHINESE PISTACHE WILL BE PLANTED IN REPLACEMENT OF THE TREE.
- **TREE #12** WAS LOCATED NEAR THE ORIGINAL SEWER LINE TIE-IN. PLANS HAVE BEEN CHANGED ANDAN EXISTING SEWER LINE TIE-IN LOCATED TOWARDS THE END OF THE PROPERTY WILL BE USED. THIS TREE IS LOCATED ABOUT 15 FT FROM THE PROPOSED CONSTRUCTION. IMPACTS ARE PREDICTED TO BE LOW TO NONE.
- **TREES #13-14** ARE LOCATED ABOUT 15 FT AWAY FROM THE PROPOSED UTILITY LINES. THE PROPOSED CONSTRUCTION IMPACT IS PREDICTED TO BE LOW. THE TPZ SHOULD BE INSTALLED ALONG THE DRIPLINE OF THE TREES.

SEE SHEET A1.1 FOR TREE PROTECTION FENCING LOCATIONS & DETAILS/NOTES.

villa

VILLA
1 LETTERMAN DR.
BUILDING C, SUITE 3500
SAN FRANCISCO, CA 94129
415.968.1625 PH
villahomes.com

Retaining Wall
5 SHASTA LN
MENLO PARK, CA 94025
CHOU

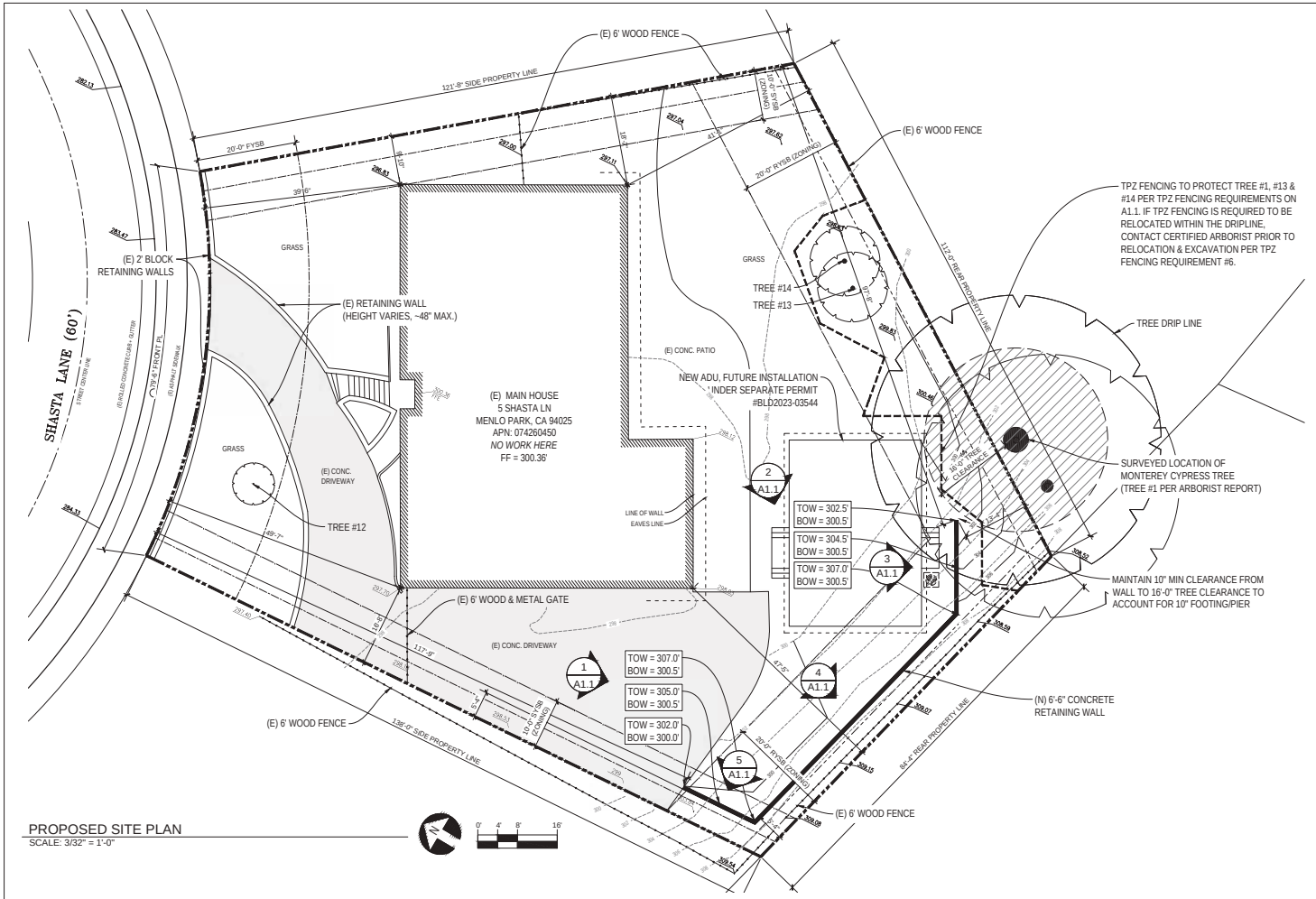
	REVISION LIST	DATE
1	Delta 1 Resubmittal	9/24/24
2	Delta 2 Resubmittal	10/25/24

Project number 563

Date 8/6/24

EXISTING SITE PLAN

A1



PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

VICINITY MAP

NOT TO SCALE

SITE PLAN NOTES

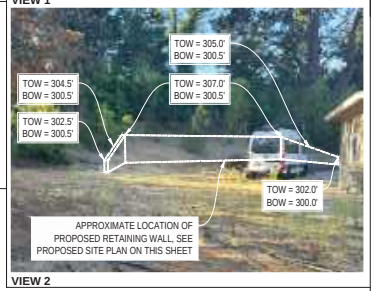
1. AN ENGINEERING / ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. APPROVAL OF THIS PERMIT DOES NOT AUTHORIZE WORK IN THE PUBLIC RIGHT-OF-WAY.
   1.1. FRONTAGE IMPROVEMENTS: ALL EXISTING CRACKED OR DAMAGED PUBLIC IMPROVEMENTS ALONG THE PROPERTY FRONTAGE MUST BE REPAIRED IN KIND. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.
2. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT (IF APPLICABLE) FOR ALL SITE & BUILDING RECOMMENDATIONS PRIOR TO COMMENCING WORK. FIELD REVIEW BY GEOTECHNICAL ENGINEER SHALL REVIEW ALL EXCAVATIONS PRIOR TO PLACING CONCRETE, ETC... PER REPORT.

SITE ANALYSIS

ZONING: R-1-S

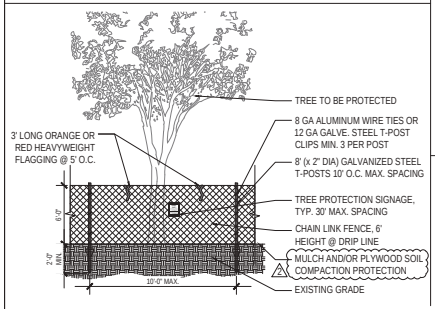
PARCEL AREA	18,752 SF
ALLOWABLE FLOOR AREA	5,738 SF (SEE SHEET G0)
EXISTING FLOOR AREA (1F)	3,340 SF
PROPOSED FLOOR AREA	0 SF
BUILDING COVERAGE	3,940 SF / 21%
PERVIOUS/LANDSCAPE SURFACES	9,778 SF / 52%
IMPERVIOUS/PAVED SURFACES	5,034 SF / 27%
PARKING (COVERED)	3
PARKING (UNCOVERED)	3

VIEW 1



VIEW 2

TPZ FENCING DETAIL & NOTES

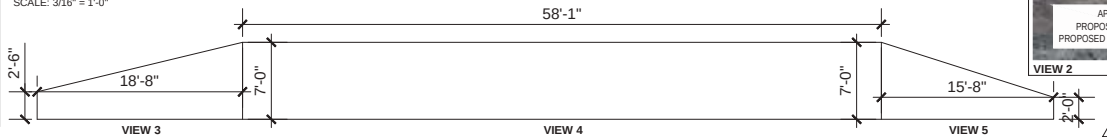


TPZ REQUIREMENTS (SEE PAGES 5 & 6 OF THE ARBORIST REPORT FOR FURTHER INFORMATION):

1. TPZ FENCING SHOULD BE 6 FEET IN HEIGHT AND CONSTRUCTED OF CHAIN LINK FENCING. THE FENCING MAY BE MOVED WITHIN THE DRIPLINE IF DIRECTED BY THE ON-SITE OR CITY ARBORIST BUT CANNOT BE MOVED TO WITHIN 2 FEET OF THE TRUNK. FENCE POSTS SHOULD BE 2-INCH IN DIAMETER AND GALVANIZED, AND INSTALLED 2 FEET BELOW GRADE. POSTS MAY BE MOVABLE RATHER THAN BELOW GRADE AND MAY NOT BE SPACED MORE THAN 10 FEET APART. SIGNS MUST BE POSTED STATING: "TREE PROTECTION FENCE - DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM CITY/PROJECT ARBORIST. NO STORING OF MATERIALS OR MACHINERY." THE FENCE MAY NOT BE MOVED WITHOUT AUTHORIZATION FROM THE PROJECT OR CITY ARBORIST.
2. TPZ FENCING MUST BE IN PLACE BEFORE ANY EQUIPMENT IS ON-SITE AND MUST REMAIN IN PLACE FOR THE ENTIRETY OF THE PROJECT AND ONLY BE REMOVED, TEMPORARILY OR OTHERWISE, WITH THE APPROVAL OF A CERTIFIED ARBORIST WHILE ACTIVITIES ARE DIRECTLY SUPERVISED, AND REPLACED IMMEDIATELY AFTER.
3. PRIOR TO THE ISSUANCE OF THE ASSOCIATED DEMOLITION AND BUILDING PERMITS, A TREE PROTECTION VERIFICATION LETTER FROM THE PROJECT ARBORIST IS REQUIRED. THE PROJECT ARBORIST SHOULD VISIT THE PROPERTY, AND VERIFY THAT THE PROTECTION MEASURES ARE IN COMPLIANCE, TAKE PHOTOS, AND THEN PREPARE A BRIEF VERIFICATION LETTER FOR CITY ARBORIST REVIEW. FOR TREE PROTECTION VERIFICATION:
   3.1. TREE PROTECTION FENCING NEEDS SIGNAGE;
   3.2. THERE SHOULD BE A PLAN FOR PROVIDING CONSISTENT IRRIGATION TO THE TREES BEFORE, DURING, AND AFTER CONSTRUCTION (THIS HELPS THE TREES TOLERATE ROOT LOSS BETTER); ⚠2
   3.3. TREE PROTECTION ZONES NEED MULCH AND/OR PLYWOOD SOIL COMPACTION PROTECTION.
4. MONITORING OF TREE PROTECTION SPECIFICATIONS BY AN ISA CERTIFIED ARBORIST OR ASCA REGISTERED CONSULTING ARBORIST IS REQUIRED AT MONTHLY INTERVALS. DURING THESE INSPECTIONS, THE PROJECT ARBORIST SHOULD MONITOR THE CONDITION OF THE TREES, VERIFY THAT THE TREE PROTECTION MEASURES COMPLY, PROVIDE RECOMMENDATIONS FOR ANY NECESSARY MAINTENANCE AND IMPACT MITIGATION, AND PREPARE MONTHLY REPORTS FOR THE CITY ARBORIST REVIEW.
5. A FINAL INSPECTION BY THE CITY ARBORIST IS REQUIRED AT THE END OF THE PROJECT. THIS IS TO BE DONE BEFORE THE TREE PROTECTION FENCING IS TAKEN DOWN. REPLACEMENT TREES SHOULD BE PLANTED AT THIS TIME AS WELL. NO MATERIAL SHALL BE STORED, NOR CONCRETE BASINS WASHED, OR ANY CHEMICAL MATERIALS OR PAINT STORED WITHIN THE TPZ OF TREES, AND NO CONSTRUCTION CHEMICALS OR PAINT SHOULD BE RELEASED INTO LANDSCAPED AREAS, AS THESE CAN BE TOXIC TO TREES AND CONTAMINATE THE SOIL.
6. AFTER CONSTRUCTION IS COMPLETE, THE PROPERTY OWNER SHOULD MONITOR THE TREES FOR AT LEAST ONE YEAR AND CONTACT A CERTIFIED ARBORIST TO INSPECT IF ANY LEAN, LIMB DIE-BACK, LEAF DROP, OR FOLIAGE DISCOLORATION DEVELOPS.

RETAINING WALL ELEVATION

SCALE: 3/16" = 1'-0"



VIEW 3 VIEW 4 VIEW 5 ⚠1

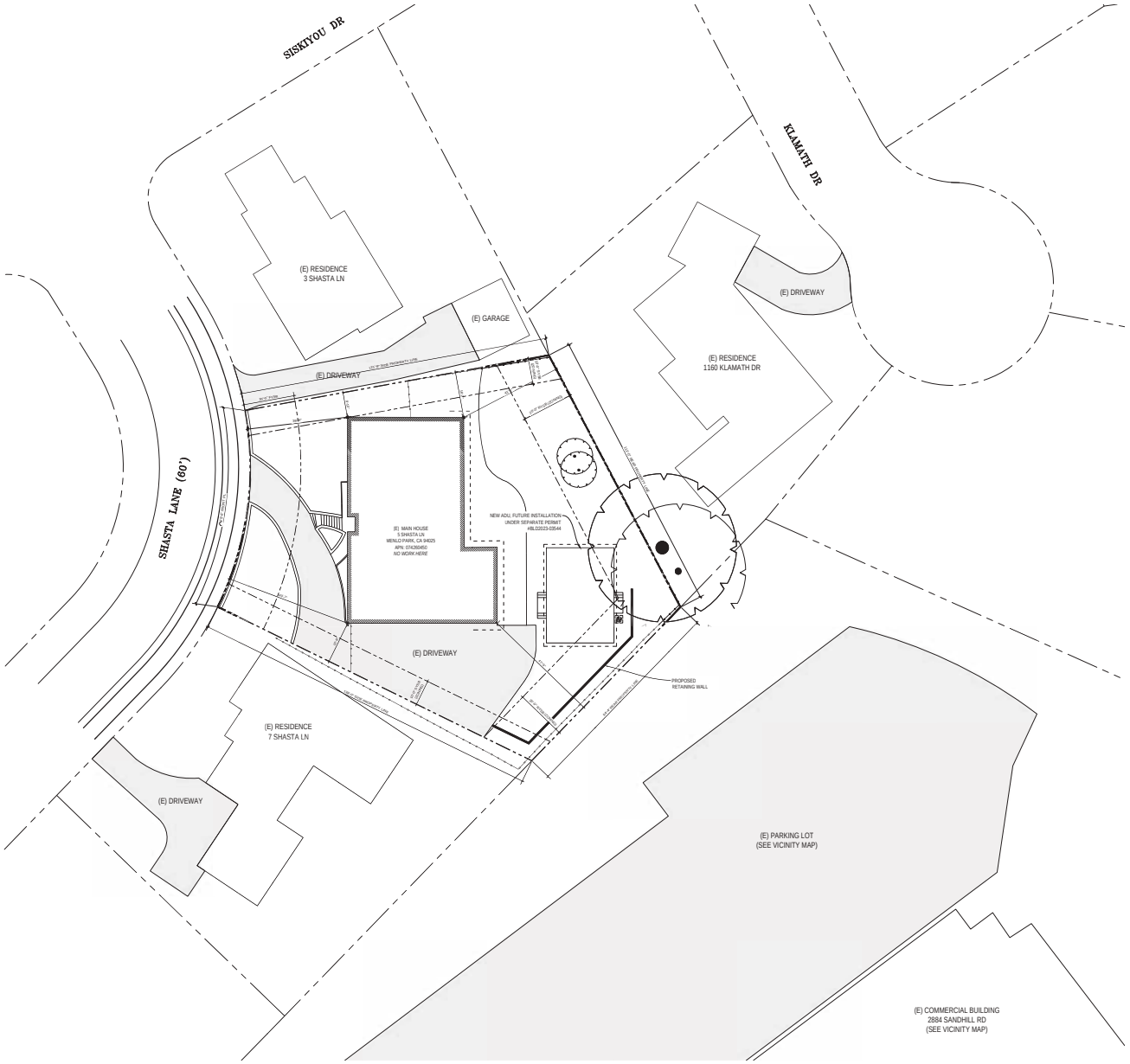
villa
VILLA
1 LETTERMAN DR.
BUILDING C, SUITE 3500
SAN FRANCISCO, CA 94129
415.968.1625 PH
villahomes.com

Retaining Wall
5 SHASTA LN
MENLO PARK, CA 94025
CHOU

	REVISION LIST	DATE
⚠1	Delta 1 Resubmittal	9/24/24
⚠2	Delta 2 Resubmittal	10/25/24
Project number		563
Date		8/6/24

PROPOSED SITE PLAN

A1.1



AREA PLAN: 5 SHASTA LANE
SCALE: 1" = 20'-0"

0' 5' 10' 20' 40'

VICINITY MAP

NOT TO SCALE

VILLA
1 LETTERMAN DR.
BUILDING C, SUITE 3500
SAN FRANCISCO, CA 94129
415.968.1625 PH
villahomes.com

Retaining Wall
5 SHASTA LN
MENLO PARK, CA 94025
CHOU

	REVISION LIST	DATE
1	Delta 1 Resubmittal	9/24/24
2	Delta 2 Resubmittal	10/25/24
Project number		563
Date		8/6/24

AREA PLAN

A1.2

ACCESSORY DWELLING UNIT FOR 5 SHASTA LN

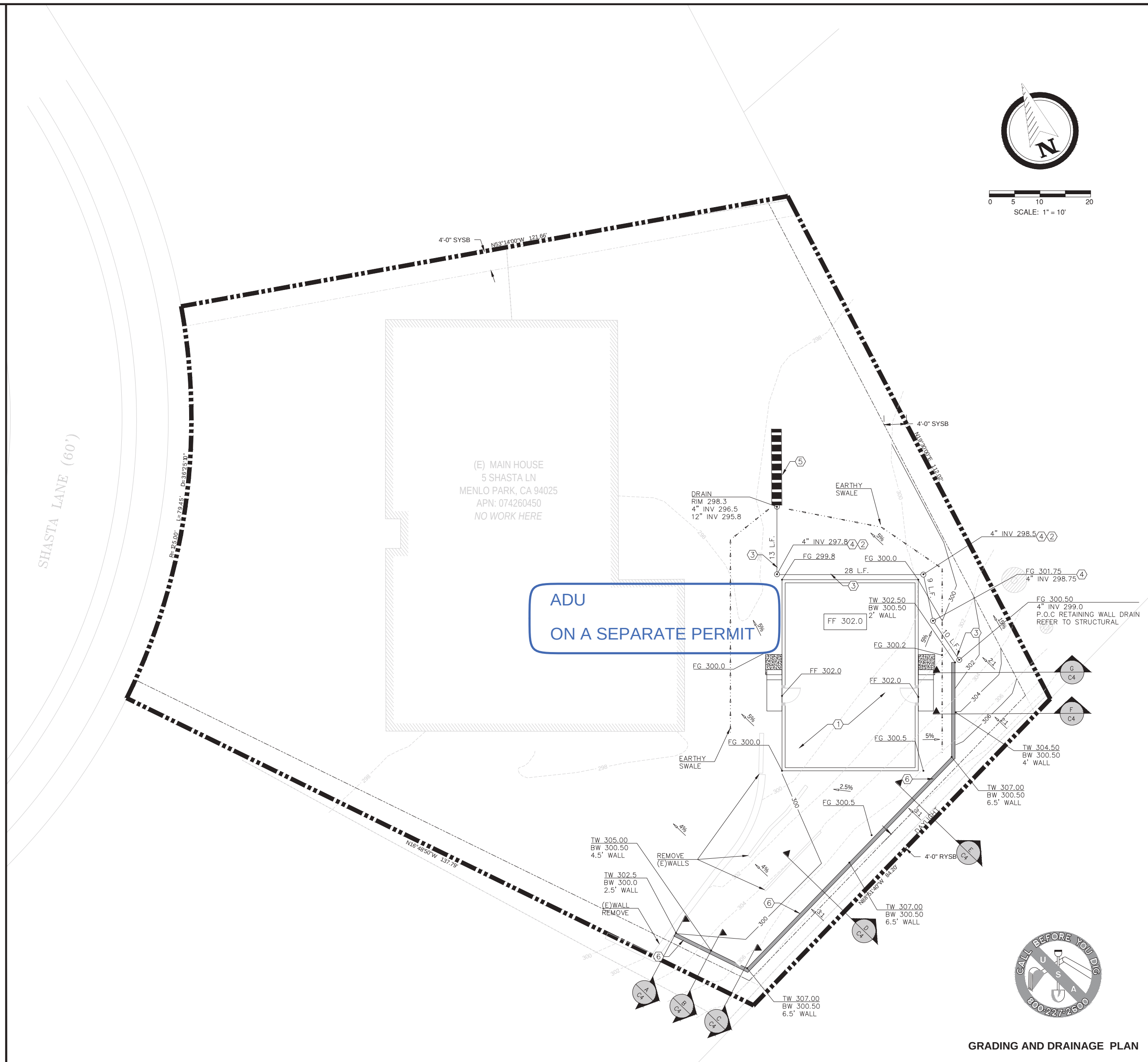
LEGEND:

PROPOSED		EXISTING
	PROPERTY LINE	
0.00	SPOT ELEVATION	0.00 OR
0.00%	DIRECTION OF DRAINAGE FLOW	

BW	BOTTOM OF WALL	TC	TOP OF CURB
FG	FINISHED GRADE	FF	FINISHED FLOOR
FL	FLOW LINE	TS	TOP OF SURFACE
INV	INVERT ELEVATION	TW	TOP OF WALL

GRADING NOTES

1. BUILDING FOUNDATION
   REFER TO SOIL ENGINEER'S RECOMMENDATION FOR PAD PREPARATION AND FOUNDATION SECTIONS.
2. CONNECT DOWNSPOUTS TO UNDERGROUND STORMWATER LINE:
   PER DETAIL 2 ON SHEET C2.
3. STORMWATER LINE:
   4" PVC WITH MINIMAL 0.5% SLOPE.
4. TYPICAL CLEANOUT:
   PER DETAIL 1 ON SHEET C2.
5. TYPICAL DRY WELL:
   FOR IMPROVED STORMWATER RETENTION PER DETAIL 3 ON SHEET C2.
6. TYPICAL RETAINING WALL:
   REFER TO STRUCTURAL DRAWINGS FOR MORE DETAILS



GRADING AND DRAINAGE PLAN

REVISIONS		
BY	CSJ	DATE

REGISTERED PROFESSIONAL ENGINEER
No. 70086
EXP. 9/30/24
CIVIL
STATE OF CALIFORNIA

Villa
1 LETTERMAN DR.
BUILDING C, SUITE 3500
SAN FRANCISCO, CA 94129
PH: 415.968.1625
VILLAHOMES.COM

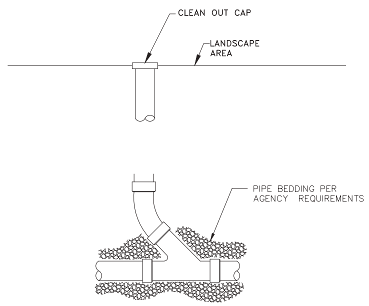
CIVIL ENGINEERING
YANG CONSULTING GROUP
490 Post Street, Suite 406
San Francisco, CA 94102
Andrew Yang, PE QSD
PRINCIPAL CIVIL ENGINEER

YANG CONSULTING GROUP

ACCESSORY DWELLING UNIT
FOR
5 SHASTA LN
MENLO PARK, CA 94025
GRADING AND DRAINAGE PLAN

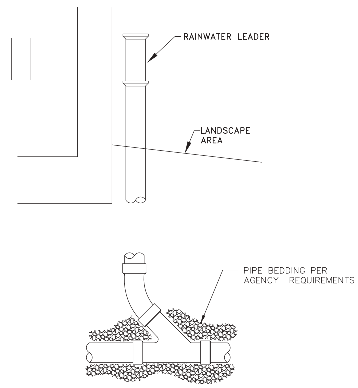
MENLO PARK | CALIFORNIA
Project No: | Designed: L.Y. | Checked: A.Y. | Date: 7/15/2024

SHEET
C1
1 Of 4 SHEETS



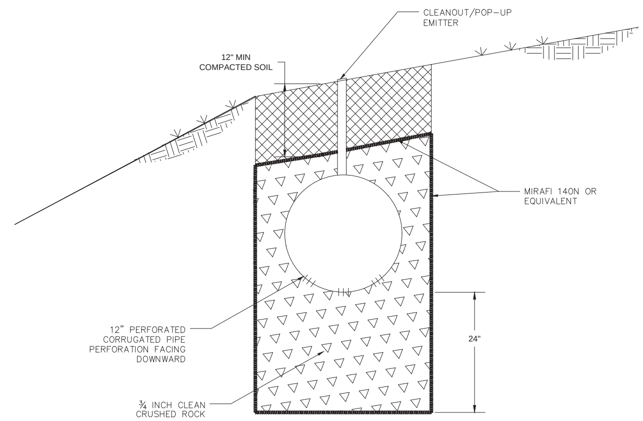
1 CLEANOUT

SCALE: N.T.S.



2 RAINWATER LEADER

SCALE: N.T.S.



3 DENTENTION SECTION

SCALE: N.T.S.

GENERAL NOTES (FOR INFO ONLY)

1. THE GRADING AREAS SHOULD BE PREPARED FOR GRADING BY REMOVING EXISTING VEGETATION, LARGE ROOTS, DEBRIS, AND OTHER POTENTIALLY DELETERIOUS MATERIALS. THE SITE PREPARATION OPERATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER.
2. EXISTING UTILITY LINES THAT WILL NOT REMAIN IN SERVICE SHOULD BE EITHER REMOVED OR PROPERLY ABANDONED. THE APPROPRIATE METHOD OF UTILITY ABANDONMENT WILL DEPEND UPON THE TYPE, DEPTH, AND LOCATION OF THE UTILITY. RECOMMENDATIONS FOR ABANDONMENT CAN BE MADE AS NECESSARY.
3. THE SOIL IN THE GRADING AREAS SHOULD BE REMOVED (OVEREXCAVATED) TO A MINIMUM DEPTH OF 1 FOOT BELOW EXISTING GRADE. IF SOFT SOILS, EXISTING FILL, BURIED OBJECTS, OR OTHER POTENTIALLY ADVERSE CONDITIONS ARE OBSERVED DURING OVEREXCAVATION, ADDITIONAL DEPTH OF OVEREXCAVATION OR OTHER REMEDIAL GRADING MEASURES MAY BE RECOMMENDED BY THE GEOTECHNICAL ENGINEER. THE OVEREXCAVATION OPERATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER PRIOR TO CONTINUING GRADING.
4. THE OVEREXCAVATED SURFACES SHOULD BE CROSS-SCARIFIED TO A DEPTH OF APPROXIMATELY 8 INCHES. THE SOIL SHOULD THEN BE MOISTURE CONDITIONED TO A LEVEL ABOVE OPTIMUM MOISTURE CONTENT AND RECOMPACTED. CUT SURFACES TO RECEIVE IMPROVEMENTS SHOULD BE SCARIFIED, MOISTURE CONDITIONED, AND RECOMPACTED IN A SIMILAR MANNER.
5. THE PREVIOUSLY OVEREXCAVATED MATERIAL AND OTHER ON-SITE SOILS MAY BE USED AS FILL PROVIDED THAT THE FILL DOES NOT CONTAIN EXCESSIVE QUANTITIES OF ORGANICS OR OTHER POTENTIALLY DELETERIOUS MATERIALS. THE FILL SHOULD BE COMPACTED TO A MINIMUM 90 PERCENT OF MAXIMUM DRY DENSITY WITHIN THE UPPER 10 FEET OF THE BUILDING PAD ELEVATION. BELOW THAT DEPTH, THE FILL SHOULD BE COMPACTED TO A MINIMUM 92 PERCENT OF MAXIMUM DRY DENSITY. IN PAVEMENT AREAS, THE UPPER 12 INCHES OF SUB GRADE SOIL AND THE AGGREGATE BASE COURSES SHOULD BE COMPACTED TO A MINIMUM 95 PERCENT OF MAXIMUM DRY DENSITY
6. THE SUB GRADE AND BASE SHOULD BE FIRM AND UNYIELDING WHEN PROOFROLLED WITH HEAVY, RUBBER-TIRED EQUIPMENT PRIOR TO CONTINUING CONSTRUCTION. THE SUBGRADE SOIL SHOULD BE PERIODICALLY MOISTENED AS NECESSARY PRIOR TO PLACEMENT OF THE AGGREGATE BASE TO MAINTAIN THE SOIL MOISTURE CONTENT ABOVE OPTIMUM.
7. DUE TO THE FINE-GRAINED NATURE OF THE UPPER SOILS, THERE IS A POTENTIAL FOR THE SOILS TO BECOME UNSTABLE DURING GRADING. UNSTABLE SOILS HINDER COMPACTIVE EFFORT AND ARE INAPPROPRIATE FOR PLACEMENT OF FILL. ALTERNATIVES TO CORRECT INSTABILITY INCLUDE AERATION TO DRY THE SOILS AND THE USE OF GRAVEL OR GEOTEXTILES, AND CHEMICAL (QUICKLIME/CEMENT) TREATMENT AS STABILIZING MEASURES. RECOMMENDATIONS FOR STABILIZATION SHOULD BE PROVIDED BY THE GEOTECHNICAL ENGINEER AS NEEDED DURING CONSTRUCTION.
8. CUT AND FILL SLOPES SHOULD NOT BE STEEPER THAN 2:1, MEASURED HORIZONTALLY TO VERTICALLY.
9. THE CONTRACTOR SHALL REQUIRE WATER TRUCKS TO OPERATE IN CONJUNCTION WITH GRADING EQUIPMENT AND APPLICATION OF WATER SHALL BE MADE AS FREQUENTLY AS IS NECESSARY TO CONTROL DUST AT A MINIMUM OF THREE TIMES A DAY. IF THE DUST IS NOT ADEQUATELY CONTROLLED THROUGH THE APPLICATION OF WATER, GRADING ACTIVITIES WILL BE SUSPENDED AND AN HOURLY WATERING SCHEDULE AND/OR MAXIMUM LIMIT ON THE DAILY NUMBER OF CUBIC YARDS TO BE GRADED WILL BE IMPOSED PRIOR TO THE RESUMPTION OF GRADING. IN ADDITION, ALL GRADING ACTIVITIES DURING PERIODS OF HIGH WINDS (OVER 15 MPH) ARE PROHIBITED.

CITY NOTES

- 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 §1804.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.
- ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED.
- AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES IN THE PUBLIC RIGHT OF WAY."

REVISIONS

BY | CSJ | DATE

Villa
1 LETTERMAN DR.
BUILDING C, SUITE 3500
SAN FRANCISCO, CA 94129
PH: 415.968.1625
VILLAHOMES.COM

CIVIL ENGINEERING
YANG CONSULTING GROUP
490 Post Street, Suite 406
San Francisco, CA. 94102
Andrew Yang, PE QSD
PRINCIPAL CIVIL ENGINEER

YANG CONSULTING GROUP

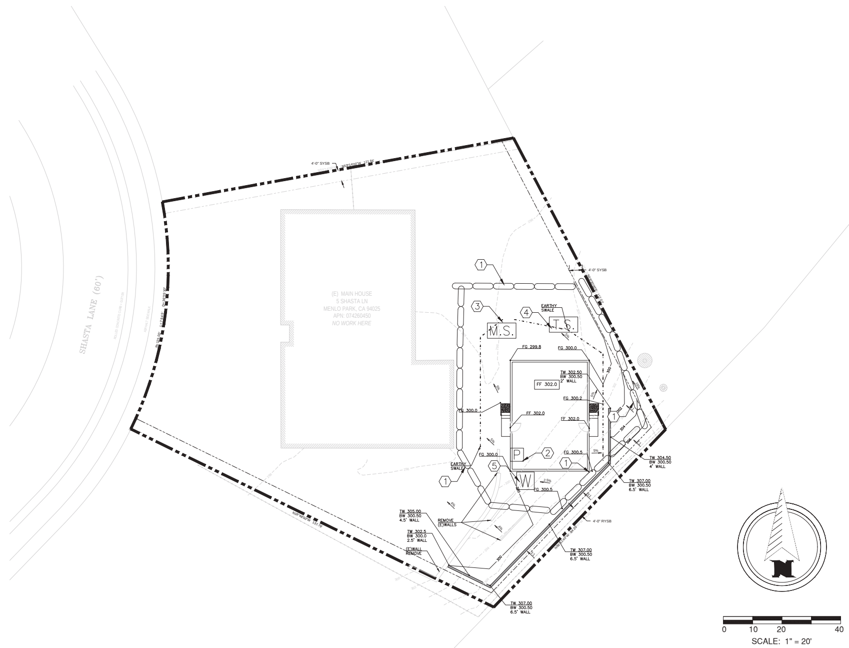
ACCESSORY DWELLING UNIT
FOR
5 SHASTA LN
MENLO PARK, CA 94025

DETAILS AND NOTES

MENLO PARK CALIFORNIA

Project No.: | Designed: L.Y | Checked: A.Y | Date: 7/15/2024

SHEET
C2
2 Of 4 SHEETS



EROSION CONTROL PLAN GENERAL NOTES:

ALL EROSION CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL STANDARDS. AN EPA EQUIVALENT NOTICE OF INTENT LETTER SHALL BE POSTED IN THE JOB TRAILER AT ALL TIMES. THIS SITE SHALL BE PROTECTED BY MEANS DESCRIBED IN THE ACCOMPANYING PLANS. IF THERE ARE ANY QUESTIONS REGARDING EROSION CONTROL MEASURES, THE CIVIL ENGINEER OF RECORD MUST BE CONTACTED.

A COPY OF THIS SHEET AND THE EROSION CONTROL PLAN MUST BE KEPT ON-SITE THROUGH THE DURATION OF CONSTRUCTION ACTIVITY. ANY CHANGES MADE TO THIS PLAN MUST BE NOTED, DATED, AND INITIALED BY THE GENERAL CONTRACTOR.

I. GENERAL

THE INTENT OF THIS PLAN IS TO CONTROL EROSION AND RESULTING SILT TRANSPORTATION OFF SITE. THE ITEMS INDICATED ARE THE ENGINEER'S BEST ESTIMATE OF REQUIREMENTS; MORE CONTROL MAY BE NEEDED DEPENDING ON SITE CONDITIONS, SEASON, ETC. CONTRACTOR SHALL INSTALL ADDITIONAL MEASURES AS NECESSARY TO COMPLY WITH THIS INTENT. ALL CHANGES TO THE SWPPP MUST BE NOTED.

A. BEST MANAGEMENT PRACTICES PLAN, WITH ALL SEDIMENT AND EROSION CONTROL PLANS, SHALL BE KEPT ON-SITE WITH COPIES OF ALL INSPECTION REPORTS.

B. EXISTING TOPOGRAPHY AND PROPOSED TOPOGRAPHY ARE SHOWN ON THE GRADING PLAN.

C. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CONSTRUCTED PRIOR TO ANY LAND DISTURBING ACTIVITY TAKING PLACE.

D. OTHER FEDERAL, LOCAL, OR STATE STATUTES OR REQUIREMENTS THAT MAY AFFECT THE PERMIT REQUIREMENTS FOR THIS SITE:

1. NPDES CONSTRUCTION STORM WATER MANAGEMENT DISCHARGE CRITERION
2. UNITED STATES ARMY CORPS OF ENGINEERS
3. LOCAL SEDIMENT CONTROL ORDINANCES
4. HAZARDOUS WASTE CONCERNS
5. PROTECTED SPECIES, HISTORICAL PRESERVATION, ETC

E. MATERIAL NEEDS AFFECTING ENVIRONMENTAL ASPECTS OF THE SITE:

1. HAUL-IN / HAUL-OFF
2. TOPSOIL SPOIL OR HAUL-IN

F. PLANNED PHASES OF CONSTRUCTION.

1. FLAG ALL WORK LIMITS.
2. CALL THE STATE UTILITY PROTECTION SERVICE TO VERIFY LOCATION OF ANY EXISTING UTILITIES TWO (2) WORKING DAYS PRIOR TO START OF CONSTRUCTION.
3. NOTIFY SEDIMENT CONTROL INSPECTOR TWENTY-FOUR (24) HOURS PRIOR TO START OF CONSTRUCTION.
4. IDENTIFY AND PROTECT ALL EXISTING VEGETATION TO REMAIN.
5. PERFORM CLEARING AND GRADING REQUIRED FOR INSTALLATION OF PERIMETER CONTROLS.
6. INSTALL PERIMETER RUNOFF CONTROLS; NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL BEFORE PROCEEDING FURTHER.
7. INSTALL STORM DRAINAGE PROTECTION.
8. CLEAR AND STABILIZE CONSTRUCTION ACCESS.
9. COMPLETE ALL REQUIRED STOCKPILING, SITE CLEARING, AND GRADING.
10. APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK MAY BE DELAYED OR IS COMPLETE. DO NOT LEAVE LARGE AREAS UNPROTECTED FOR MORE THAN SEVEN (7) DAYS.
11. CONSTRUCT PARKING LOT BASE, BUILDING FOUNDATION, AND INSTALL SITE UTILITIES.
12. WEATHER-IN BUILDING.
13. COMPLETE PARKING LOT CONSTRUCTION.
14. COMPLETE FINAL GRADING, STABILIZATION, AND LANDSCAPING.
15. NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL TO REMOVE SEDIMENT AND EROSION CONTROL MEASURES.

II. IMPLEMENTATION

PLANNED CONSTRUCTION PHASING AND SPECIFIC REQUIRED SEDIMENT AND EROSION CONTROL MEASURES.

A. PHASE 1: TOPSOIL STRIPPING AND STOCKPILING – THIS IS THE PHASE AFTER ALL DEBRIS REMOVAL. TOPSOIL WILL BE STRIPPED AND STOCKPILED ON THE SITE AS SHOWN ON THE PLANS. THE FOLLOWING REQUIREMENTS WILL APPLY DURING THIS PHASE OF CONSTRUCTION:

1. CONSTRUCTION OF A "STONE" CONSTRUCTION ENTRANCE SHALL BE COMPLETED TO PREVENT SILT FROM BEING DEPOSITED ON ROADWAYS.
2. SILT FENCES AND/OR DIVERSIONS DIRECTING RUNOFF TO TEMPORARY SEDIMENT BASINS SHALL BE PLACED ON THE DOWNHILL SIDE OF WHEREVER DIRT HAS BEEN DISTURBED BY GRADING TO PREVENT SILT FROM LEAVING THE SITE. SPECIFIC ATTENTION SHOULD BE PAID TO CULVERTS AND CONSTRUCTION ENTRANCES.
3. ALL DEBRIS SHALL BE KEPT AWAY FROM DITCHES AND STREAMS TO PREVENT RUN-OFF ACCUMULATION WILL NOT CARRY DEBRIS DOWNSTREAM.
4. SILT FENCES OR DOUBLE SILT FENCES SHALL BE INSTALLED ALONG THE LOW SIDE OF THE SITE WHERE RUN-OFF FROM THE WORK AREA WILL LEAVE THE SITE OR ENTER A DITCH.
5. SILT TRAPS AND SEDIMENT BASINS SHALL BE INSTALLED WHERE SHOWN ON THE PLANS IN ACCORDANCE WITH DETAILS SHOWN TO CATCH AND FILTER RUN-OFF PRIOR TO DISCHARGE FROM THE SITE.
6. ADDITIONAL SILT FENCING AROUND THE STOCKPILE AREA SHOULD BE INSTALLED TO PREVENT SILT WASH OFF FROM THE SITE.

B. PHASE 2: GRADING OPERATIONS – THIS PHASE IS THAT TIME WHEN EARTH IS BEING MOVED FROM ONE PORTION OF THE SITE TO ANOTHER OR IS BEING HAULED INTO OR HAULED OFF FROM THE SITE. THIS IS A CRITICAL TIME WHEN SEDIMENT AND EROSION CONTROL FACILITIES MUST BE CONTINUALLY CHECKED TO ENSURE EFFECTIVENESS. MEASURES SHOULD BE CHANGED OUT AS OFTEN AS REQUIRED TO MEET DEMANDS OF CURRENT SITE CONDITIONS. THE FOLLOWING WILL APPLY TO THIS STAGE OF CONSTRUCTION:

1. ALL SEDIMENT CONTROL FACILITIES REQUIRED AND INSTALLED DURING PHASE 1 SHALL BE LEFT IN PLACE AND MAINTAINED AS APPROPRIATE.
2. WHENEVER A SILT CONTROL FACILITY IS REMOVED BECAUSE OF CHANGING SITE CONDITIONS IT SHALL BE IMMEDIATELY REPLACED WITH ANOTHER MEASURE OF EQUAL OR GREATER EFFECTIVENESS THAT WILL CONTRIBUTE TO THE PROGRAM OF SILT AND EROSION CONTROL.
3. CUT SLOPES SHALL BE PROTECTED BY CONSTRUCTING SWALES AT THE TOP OF CUT SLOPES TO INTERCEPT RUN-OFF. SWALES WILL BE CONSTRUCTED WITH RIP-RAP CHECK DAMS OR SILT FENCES AS NECESSARY TO PREVENT EROSION AND SILTATION.
4. FILL SLOPES SHALL BE PROTECTED BY THE CONSTRUCTION OF BERMS AT THE TOP OF ALL FILL SLOPES TO PREVENT UNCONTROLLED RUN-OFF DRAINING DOWN FACE OF SLOPES.
5. WHEN SHOWN ON PLAN, RUN-OFF DIRECTING BERMS FOR UPGRADE RUN-OFF SHALL BE CONSTRUCTED ALONG SLOPE TO DRAINS THAT WILL CARRY RUN-OFF DOWN THE SLOPE. SLOPE DRAINS SHALL HAVE INLET SILT PROTECTION TYPICAL OF OTHER SITE STORM INLET PROTECTION.
6. SILT FENCES SHALL BE IN PLACE AT THE TOE OF ALL FILL SLOPES.
7. TERRACES, BERMS, AND SWALES SHALL BE CONSTRUCTED AT INTERMEDIATE LOCATIONS THROUGHOUT THE SITE AS NECESSARY TO CONTROL EROSION AND SEDIMENT TRANSPORT. THESE DIVERSION FACILITIES SHALL BE SUPPLEMENTED AS APPROPRIATE WITH SILT FENCES AND RIP-RAP FILTER BERMS TO FILTER ACCUMULATED SEDIMENT FROM RUN-OFF PRIOR TO DISCHARGE FROM THE SITE.
8. SLOPES (CUT AND FILL) THAT ARE CONSTRUCTED IN THE FINAL CONFIGURATION SHALL BE COVERED WITH FOUR INCHES (4") OF TOPSOIL AND GRASSED AND MULCHED AS SOON AS GRADING IS COMPLETED. THIS GROWING VEGETATION WILL GIVE ADDED PROTECTION TO THE SLOPE.
9. PORTIONS OF THE SITE THAT ARE GRADED TO FINAL GRADE AND ARE NOT TO RECEIVE PAVEMENT OR BUILDINGS SHOULD HAVE FOUR INCHES (4") OF TOPSOIL SPREAD OVER THE SURFACE AND GRASSED AS SOON AS POSSIBLE IN CONSTRUCTION PROCESS. THIS PHASE OF CONSTRUCTION IS CRITICAL IN THE EROSION AND SEDIMENT CONTROL PROCESS.
10. STORM SEWERS SHOULD BE INSTALLED AS SOON AS POSSIBLE IN THE CONSTRUCTION PROCESS AND CONCURRENT TO GRADING OPERATIONS WHENEVER POSSIBLE TO ENSURE A SUCCESSFUL PROGRAM. CONSTRUCTION RUN-OFF SHALL BE DIRECTED TO STORM SEWER SYSTEM AS SOON AS POSSIBLE.

C. PHASE 3: STORM DRAINAGE AND UTILITY INSTALLATION PLAN – THIS PHASE WILL BE COMPLETED AFTER OR CONCURRENT WITH THE GRADING PHASE, PHASE 2. STORM SEWERS SHALL BE INSTALLED AND PUT INTO SERVICE AS EARLY IN THE GRADING PROCESS AS POSSIBLE. THE FOLLOWING WILL APPLY TO THIS PHASE OF CONSTRUCTION:

1. ALL ASPECTS OF THE PREVIOUS PHASES SHALL BE MAINTAINED AS APPLICABLE.
2. STORM SEWERS THAT ARE INSTALLED SHALL BE PUT INTO SERVICE IMMEDIATELY. THE INLETS OF ALL STORM SEWERS SHALL BE PROTECTED WITH SILT TRAPS THAT PREVENT SEDIMENT FROM ENTERING PIPE. THIS PROTECTION CAN BE SILT FENCE OR RIP-RAP FILTER BERMS AS APPLICABLE AND SHOWN ON THE PLANS.
3. RIP-RAP AS SHOWN ON THE PLANS AND AS REQUIRED ON THE SITE WILL BE INSTALLED AT EMERGENCY SPILLWAYS TO PREVENT EROSION DUE TO OUTFLOW WATER VELOCITY. RIP-RAP SHALL BE EXTENDED DOWNSTREAM AS NEEDED TO PREVENT EROSION.
4. ADDITIONAL SILT FENCING SHALL BE INSTALLED AS NECESSARY TO PREVENT EROSION AND SILTATION RESULTING FROM STOCKPILED EXCAVATION MATERIAL FROM UTILITY INSTALLATION OPERATIONS.

D. PHASE 4: FINISH GRADING, CURB AND PAVEMENT INSTALLATION, LANDSCAPING – THIS IS THE WRAP-UP STAGE WHEN ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES WILL BE PHASED OUT. THE FOLLOWING WILL APPLY TO THIS PHASE:

1. ALL FACILITIES FROM PHASE 1 THROUGH PHASE 4 WILL BE MAINTAINED, MODIFIED, OR REMOVED WHEN APPROPRIATE.
2. SILT TRAPS AROUND DRAINAGE INLETS WILL BE MAINTAINED, MODIFIED AS NECESSARY, AND REMOVED WHEN APPROPRIATE.
3. ALL AREAS NOT RECEIVING PAVEMENT OR BUILDINGS SHALL HAVE FOUR INCHES (4") OF TOPSOIL SPREAD OVER THE AREA AND GRASSED, OR HAVE LANDSCAPING, MULCHING AND/OR SOD INSTALLED PER THE PLANS.
4. CONTRACTOR MAY TEMPORARILY COVER SOME AREAS WITH 2½ " THICK GRADED AGGREGATE IN LIEU OF GRASSING FOR TEMPORARY EROSION CONTROL.

E. LANDSCAPING / SEEDING

REFER TO LANDSCAPING PLAN FOR ACTUAL REQUIREMENTS FOR THE INSTALLATION OF LIME, FERTILIZER, SEED, AND MULCH. GRASSING OPERATIONS SHALL BE COMPLETED THROUGHOUT CONSTRUCTION PROCESS AT THOSE TIMES WHEN PORTIONS OF THE SITE ARE FINISHED AND READY FOR PERMANENT GROUND COVER. THIS WILL REQUIRE MULTIPLE EFFORTS BY THE GRASSING SUBCONTRACTOR TO STABILIZE ALL IMPACTED AREAS OF THE SITE IN AN ORDERLY FASHION. NO AREA OF THE SITE THAT RECEIVES FINAL GRADE SHALL BE LEFT FOR MORE THAN SEVEN (7) DAYS WITHOUT THE APPLICATION OF SEED AND MULCH.

F. INSPECTION AND MAINTENANCE INSTRUCTIONS:
THE FOLLOWING WILL APPLY TO MAINTAINING EROSION AND SEDIMENT CONTROL FACILITIES

1. ALL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSPECTED REGULARLY TO ENSURE THEY ARE EFFECTIVE IN THE EVENT OF RAINFALL. MEASURES SHALL BE INSPECTED ONCE A WEEK (MINIMUM) AND WITHIN TWENTY-FOUR (24) HOURS AFTER EACH RAINFALL EVENT. ANY DAMAGED OR NONFUNCTIONAL FACILITY SHALL BE REPAIRED OR REPLACED IMMEDIATELY. WEEKLY INSPECTION REPORTS SHALL BE KEPT ON FILE IN THE CONSTRUCTION TRAILER.
2. SEDIMENT TRAPS SHALL BE CHECKED REGULARLY FOR SEDIMENT CLEANOUT. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF (½) THE DESIGN VOLUME OF THE WET STORAGE. SEDIMENT REMOVED FROM THE TRAP SHALL BE DEPOSITED IN SUITABLE AREAS AND IN SUCH A MANNER THAT IT WILL NOT ERODE AND CAUSE CONTINUED SEDIMENTATION PROBLEMS.
3. GRAVEL OUTLETS AND CHECK DAMS SHALL BE INSPECTED REGULARLY FOR SEDIMENT BUILDUP WHICH WILL PREVENT DRAINAGE. IF THE GRAVEL IS OBSTRUCTED BY SEDIMENT, IT SHALL BE REMOVED AND CLEANED OR REPLACED.
4. SILT FENCE BARRIERS SHALL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION OF THE FABRIC. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES ONE-THIRD THE HEIGHT OF THE BARRIER.
5. SEEDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RE-SEEDED AS NECESSARY.
6. IF ANY FACILITY IS DAMAGED DURING MAINTENANCE, OR OTHERWISE, THE DAMAGED PORTION SHALL BE REMOVED AND REPLACED ACCORDING TO THE ASSOCIATED DETAIL.
7. IF SILT HAS OBSTRUCTED THE SEDIMENT CONTROL FACILITY TO THE POINT OF ELIMINATING ALL FILTERING EFFECTIVENESS, THE STRUCTURE SHALL BE REMOVED AND REPLACED WITH A NEW STRUCTURE IN ACCORDANCE WITH THE ASSOCIATED DETAIL.
8. CONSTRUCTION STAGING AREA SHALL HAVE ADDITIONAL STONE ADDED AS MUD COVERS STONE. UNDER WET SOIL CONDITIONS, TIRES SHALL BE WASHED PRIOR TO ENTERING A PAVED ROADWAY.

G. MAINTAINING EFFECTIVENESS:

CONTRACTOR SHALL INSPECT OVERALL PERFORMANCE OF EROSION AND SEDIMENT CONTROL FACILITIES AND AREAS DOWNSTREAM. IF SILT IS APPARENT DOWNSTREAM FROM STRUCTURES, SOME FAILURE HAS OCCURRED. IF SEDIMENT IS OBSERVED DOWNSTREAM, NOTIFY THE CIVIL ENGINEER. THE CIVIL ENGINEER WILL INSPECT THE CONDITION AND AFTER INSPECTION, DIRECT THE REMOVAL OF ACCUMULATED SEDIMENT DOWNSTREAM AND ADD ADDITIONAL STRUCTURAL MEASURES AS NECESSARY. CONTRACTOR SHALL IMPLEMENT RECOMMENDED SOLUTIONS TO PROBLEM AREAS AS RECOMMENDED.

III. COMPLETION

A. PROJECT CLOSE OUT:
THE FOLLOWING SHALL BE DONE AT THE END OF THE PROJECT

1. INSPECT SITE TO ENSURE THAT GROUND COVER IS COMPLETE AND ADEQUATE. ALL AREAS SHOULD BE EITHER PAVED OR HAVE SUFFICIENT GROUND COVER (MINIMUM 80% VEGETATIVE COVER) WITH NO APPARENT EROSION.
2. WHEN GROUND COVER INSPECTION IS MADE AND APPROVED, ALL STRUCTURAL EROSION CONTROL FACILITIES MAY BE REMOVED ALONG WITH ANY ACCUMULATED SILT AND DEBRIS. AREAS DISTURBED BY STRUCTURE REMOVAL SHALL BE FINE GRADED, GRASSED, AND MULCHED AS REQUIRED.
3. IF GROUND COVER INSPECTION IS MADE AND PROBLEMS DISCOVERED, PERFORM APPROPRIATE REPAIR MEASURES AND RE-INSPECT PRIOR TO STRUCTURE REMOVAL.
4. ALL CONSTRUCTED AND EXISTING STORM SEWERS SHALL BE INSPECTED UPON REMOVAL OF INLET PROTECTION. STRUCTURES CONTAINING SEDIMENT AND / OR CONSTRUCTION DEBRIS SHALL BE VACUUM CLEANED PRIOR TO FILING NOTICE OF TERMINATION WITH ENVIRONMENTAL PROTECTION AGENCY.

B. MISCELLANEOUS ISSUES

1. NO FUEL OR OIL SHALL BE STORED ON SITE WITHOUT PROPER CONTAINMENT.
2. NO OILS OR GAS SHALL BE DUMPED ON SITE.
3. LOCATION OF TRAILER AND PORTABLE RESTROOM FACILITY SHALL BE FIELD-DETERMINED TO AVOID CONSTRUCTION ACTIVITIES. LOCATION SHALL CHANGE DURING CONSTRUCTION AS NECESSARY.
4. DE-WATERING OPERATIONS ARE NOT REQUIRED ON THIS PROJECT. IF REQUIRED, PUMPED GROUND WATER SHALL BE ROUTED THROUGH SILT CONTROL FACILITY TO FILTER WATER PRIOR TO DISCHARGE.
5. PROJECT SITE SHALL BE KEPT CLEAR OF ALL TRASH AND CONSTRUCTION DEBRIS. CONTRACTOR SHALL HAVE TRASH COLLECTED WEEKLY AND PLACED IN DUMPSTER TO BE HAULED OFF-SITE.
6. ALL WATER SUPPLY WILL BE PROVIDED FROM PUBLIC WATER SUPPLY.
7. ALL HUMAN WASTE SHALL BE IN PORTABLE RESTROOM FACILITY OR IN TOILET CONNECTED TO PUBLIC SEWER SYSTEM. WASTES SHALL BE DISPOSED OF BY A LICENSED VENDOR OR IN A PUBLIC SANITARY SEWER SYSTEM.
8. ANY SPILLED OIL, GAS, ETC. RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE CONTAINED AND CLEANED IMMEDIATELY. CONTAMINATED SOILS SHALL BE DISPOSED OF IN AN APPROVED MANNER AT A LICENSED LANDFILL.
9. DUST SUPPRESSION OPERATIONS SHALL BE PERFORMED BY MEANS OF A WATER TRUCK DISTRIBUTING A FINE MIST OF WATER ON THE SITE SURFACE. CONCENTRATED STREAMS OF WATER SPRAY SHOULD BE AVOIDED.
10. A DESIGNATED CONCRETE SPOILS AREA SHALL BE IDENTIFIED ON THE SITE. ALL AFFECTED SOILS AND CONCRETE SPOILS IN THIS AREA SHALL BE REMOVED FROM THE SITE UPON COMPLETION OF CONCRETE PLACEMENT ACTIVITIES.
11. ANY NON-STORM DISCHARGES SUCH AS, BUT NOT LIMITED TO, FIRE HYDRANT FLUSHINGS, WASH WATERS, DUST CONTROL, IRRIGATION DRAINAGE, ETC., THAT DO NOT CONTAIN HAZARDOUS MATERIALS SHALL BE PREVENTED FROM ALLOWING SEDIMENT TRANSPORT INTO STORM SEWERS. FLUSHINGS THAT CONTAIN HAZARDOUS MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWERS AND SHALL BE COLLECTED AND DISPOSED OF IN AN APPROVED MANNER.

KEY NOTES:

ITEM	DESCRIPTION		QUANTITY	UNIT
1	(fiber roll symbol)	FIBER ROLL TO BE INSTALLED AT SITE PERIMETER: PER CALTRANS STANDARD DETAIL OR EQUIVALENT.	231	L.F.
2	P	RECOMMENDED LOCATION FOR PORTABLE TOILET.	1	EA
3	M.S.	RECOMMENDED LOCATION FOR MATERIALS STORAGE: PER CALTRANS STANDARD DETAIL WM-1 OR EQUIVALENT.	1	EA
4	T.S.	RECOMMENDED LOCATION FOR TRASH STORAGE. PER CALTRANS STANDARD DETAIL WM-5 OR EQUIVALENT	1	EA
5	W	RECOMMENDED LOCATION FOR WASTE MANAGEMENT CONCRETE WASTE MANAGEMENT. PER CALTRANS STANDARD DETAIL WM-8 OR EQUIVALENT	1	EA

EROSION CONTROL AND MAINTENANCE PLAN NOTES:

1. RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL DISPOSAL AT OFF-SITE FACILITIES. CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF SITE.

2. PERMANENTLY STABILIZE ALL SURFACE AREA WITHIN AND ADJACENT TO THIS SITE THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION FOR THE PROPOSED FACILITY. STABILIZATION IS OBTAINED WHEN THE DISTURBED SURFACE IS COVERED WITH STRUCTURES, PAVING AND OR PERENNIAL VEGETATION HAVING A UNIFORM COVERAGE DENSITY OF AT LEAST 70%. STABILIZATION OF ALL DISTURBED AREA IS REQUIRED BEFORE TERMINATING MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES.

3. CONTRACTORS SHALL INSPECT POLLUTION CONTROL MEASURES AT LEAST ONCE EVERY 14 DAYS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 1/2 INCH OR GREATER. DAMAGED MEASURES THAT PROVE TO BE INEFFECTIVE SHALL BE REPLACED WITH MORE EFFECTIVE MEASURES OR ADDITIONAL MEASURES WITHIN SEVEN DAYS. REPEATED FAILURE OF A CONTROL MEASURE REQUIRES INSTALLATION OF A MORE SUITABLE DEVICE TO PREVENT DISCHARGE OF POLLUTANTS FROM THE CONSTRUCTION SITE.

4. INSTALLATION OF ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE CITY OR STATE. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO BEGINNING ANY WORK ON PROJECT SITE.

5. CARE SHALL BE TAKEN TO MINIMIZE THE ENCROACHMENT OF SEDIMENT INTO ALL STORM DRAIN APPURTENANCES, PUBLIC STREETS, AND ONTO PRIVATE PROPERTY UNTIL IMPERVIOUS MATERIAL (ROAD/PARKING AREA SURFACE) IS APPLIED OR UNTIL PROPOSED LANDSCAPE HAS BEEN ESTABLISHED.

REVISIONS | BY | CSJ | DATE

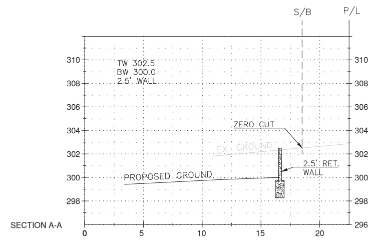
REGISTERED PROFESSIONAL ENGINEER — ENRUO YANG — No. 70086 — EXP. 9/30/24 — CIVIL — STATE OF CALIFORNIA

Villa
1 LETTERMAN DR.
BUILDING C, SUITE 3500
SAN FRANCISCO, CA 94129
PH: 415.968.1625
VILLAHOMES.COM

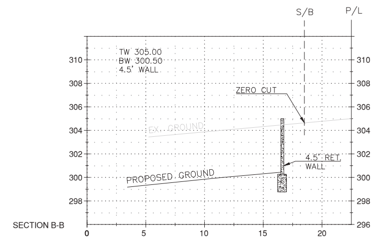
YANG CONSULTING GROUP
CIVIL ENGINEERING
YANG CONSULTING GROUP
490 Post Street, Suite 406
San Francisco, CA. 94102
Andrew Yang, PE QSD
PRINCIPAL CIVIL ENGINEER

ACCESSORY DWELLING UNIT FOR 5 SHASTA LN MENLO PARK, CA 94025
EROSION CONTROL PLAN
MENLO PARK — CALIFORNIA
Project No: | Designed: L.Y | Checked: A.Y | Date: 7/15/2024

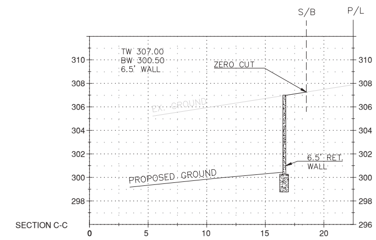
SHEET
C3
3 Of 4 SHEETS



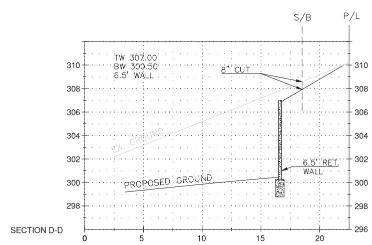
A SECTION VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 5'



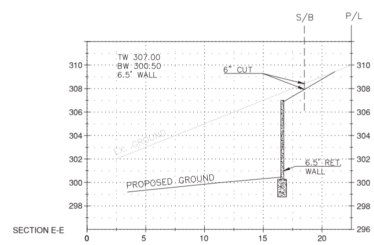
B SECTION VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 5'



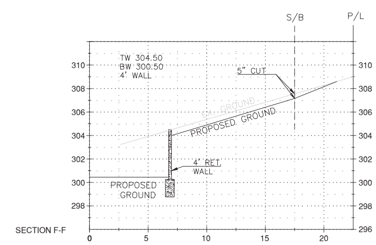
C SECTION VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 5'



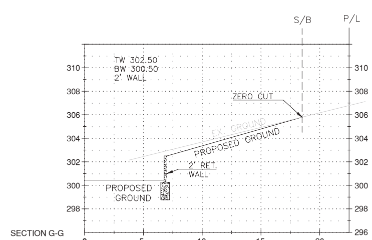
D SECTION VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 5'



E SECTION VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 5'



F SECTION VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 5'



G SECTION VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 5'

REVISIONS | DATE | CSJ | BY

Villa
1 LETTERMAN DR.
BUILDING C, SUITE 3500
SAN FRANCISCO, CA 94129
PH: 415.968.1625
VILLAHOMES.COM

CIVIL ENGINEERING
YANG CONSULTING GROUP
490 Post Street, Suite 406
San Francisco, CA. 94102
Andrew Yang, PE QSD
PRINCIPAL CIVIL ENGINEER

YANG CONSULTING GROUP

ACCESSORY DWELLING UNIT
FOR
5 SHASTA LN
MENLO PARK, CA 94025
SECTION

MENLO PARK CALIFORNIA
Project No: | Designed: LY | Checked: AY | Date: 7/15/2024

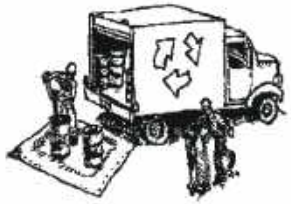
SHEET
C4
4 Of 4 SHEETS

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.

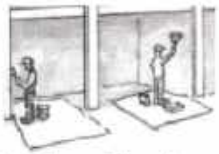
Concrete, Grout & Mortar Application

- ❑ 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!

Villa Homes
1 Letterman Drive C3500
San Francisco, CA 94129

10/28/2024

RE: Retaining wall to support the installation of an Accessory Dwelling Unit (ADU) at 5 Shasta Lane, Menlo Park, Ca. 94025

Dear Menlo Park Community Development Department,

This letter is to describe the benefits of installing a retaining wall, surrounding the Accessory Dwelling Unit being proposed that is currently in permitting (BLD2023-03544). The property owner, John Chou, has contracted with Villa Homes to construct an ADU for his parents who are increasingly in-need of assistance. The ADU, along with the retaining wall will create much needed housing security for John's parents.

Project Overview:

The project involves the installation of a retaining wall and the grading of a new area to enhance the landscape and safety of an accessory dwelling unit (ADU), where John's elderly parents will be moving in. This development is designed to address terrain-related challenges, provide a stable and accessible outdoor area, and improve overall safety and usability. Moreover, it aims to facilitate easier vehicle access to the ADU, thereby reducing the walking distance for John's parents and enhancing access for emergency services.

Objective:

The objective is to create a secure, accessible, and aesthetically pleasing environment for John's elderly parents by installing a retaining wall that stabilizes the terrain by means of grading to expand usable outdoor space and improve vehicular access. This installation offers numerous benefits, including enhanced safety, improved accessibility and emergency access, and the creation of functional outdoor space. Additionally, it enhances the property's aesthetic appeal and value, making it a practical and thoughtful addition to the living space.

Neighbor Outreach:

Discussion of the Accessory Dwelling Unit and the Retaining Wall with the Property Owners of 3,4 & 7 Shasta Lane occurred on, and around July 27th, with no objection to the proposal. Additionally, the

Villa Homes
1 Letterman Drive C3500
San Francisco, CA 94129

homeowners of 5 Shasta Lane, have a good standing relationship with the neighbor at 7 Shasta Lane, who would have the largest visual impact of the Retaining Wall and ADU. No objection was communicated.

Kind Regards,

Villa Homes

DAVEY Resource Group

Corporate Headquarters
1500 North Mantua Street
P.O. Box 5193
Kent, OH 4240-5193
330-673-5685
Toll Free 1-800-828-8312
Fax: 330-673-0860

Northern California Office
PO Box 5321
Larkspur, CA 94977
831-291-2245
Sabrina.huey@davey.com

Arborist Report and Tree Protection Plan

5 Shasta Ln., Menlo Park CA 94025

December 2023 - October 2024

Arborist Report & Tree Protection Plan for
5 Shasta Ln.
Menlo Park, California 94025

Prepared for:

Travis Wells
Villa Homes
twells@villahomes.com
619-928-2189

December 2023- Updated October 2024

Prepared by:

Davey Resource Group
A Division of The Davey Tree Expert Company
1500 North Mantua Street
Kent, OH 44240

Contact:

Sabrina Huey
ISA Arborist #WE-14060A
TRAQ Qualified
www.daveyresourcegroup.com

Katelyn Obana
ISA Arborist #WE-13422A
TRAQ Qualified
www.daveyresourcegroup.com

Notice of Disclaimer

Inventory data provided by Davey Resource Group is based on visual recording at the time of inspection. Visual records do not include testing or analysis and do not include aerial or subterranean inspection. Davey Resource group is not responsible for discovery or identification of hidden or otherwise non-observable risks. Records may not remain accurate after inspection due to variable deterioration of inventoried material and site disturbance. Davey Resource Group provides no warranty with respect to the fitness of the urban forest for any use or purpose whatsoever or for future outcomes of the inventoried trees.

Contents

Summary

In July 2023, Davey Resource Group (DRG) was contracted by Travis Wells of Villa Homes to conduct a tree inventory and develop a tree protection plan for the trees in the area of impact on the property at 5 Shasta Ln. in Menlo Park, CA. The request was made to assess the current condition of the trees and establish a protection plan based on the findings.

On October 18, 2023, an International Society of Arboriculture (ISA) Certified Arborist (Sabrina Huey, #WE-14060A) from Davey Resource Group evaluated twelve (12) trees that may be impacted by development. The trees were assessed by their location, size, current condition, health, structure, and form. The current site plan was used to estimate the construction footprint in relation to the critical root zones (CRZ) of the trees to help guide construction and reduce potential impacts on the trees. Current plans include the installation of a 1,000-square-foot ADU on the south section of the property at 5 Shasta Ln. Tree information is summarized as follows:

- Fourteen (14) trees were assessed, consisting of six (6) species; the species were: Redwood (6 trees), loquat trees (2 trees), purple leaf plum (2 trees), birch (2 trees), Monterey cypress (1 tree), and privet (1 tree).
- The inventory encompasses the trees that may be impacted by the proposed construction.
- Six (6) trees were in good condition, seven (7) trees were in fair condition, one (1) tree was in poor condition.
- Tree heights ranged from 6 to 50 feet.
- Tree diameters at four and a half feet above grade/breast height (DBH) ranged from 2 to 35 inches.
- Ten (10) trees are recommended for removal under the current plans.
    - One tree that was recommended for removal require a permit.
- Four (4) trees may be retained; tree protection measures are provided.

This report focuses on tree protection recommendations for tree preservation and provides the CRZs and SRZs of these trees for planning purposes. DRG has provided general site preservation recommendations based on the provided construction plans. Arborist monitoring of construction is required whenever work is performed within the drip line of significant trees. Trenching must be done by hand or with pneumatic air spade excavation tools. The trees identified for preservation should be monitored by a Certified Arborist at the end of construction and ongoing as needed.

Introduction

Background

Current plans for new construction at 5 Shasta Ln. in Menlo Park include the installation of a prefabricated 1,000-square-foot accessory dwelling unit (ADU) on a new foundation located to the south of the existing house. There also is a retaining wall proposed to be built south of the existing house. The unit is to be delivered to the property using a crane to move from Shasta Lane. The proposed project has the potential to impact trees on the property. All trees over 4 inches in diameter on the property and adjacent properties with construction were assessed and evaluated for impacts, and to determine if any trees meet the criteria for significant status as defined by the City of Menlo Park.

Assignment

The arborist visually assessed each tree on the site, and the required tree data were collected using a portable tablet device. Following data collection, specific tree preservation plan elements were calculated that identified each tree's critical and structural root zones (CRZ and SRZ) to better ensure survivability during the planned development. This report establishes the condition of the trees and canopy within the project area. The trees were visually assessed, and photo documented so that changes in condition can be evaluated if needed. The arborist first looked at site plans dated 4-18-2023 and then later referenced site plans dated 11/21/23, to assess the trees and write recommendations. The July 2024 report references plans dated 6/6/2024. The most up to date October 2024 report references plans dated 10/25/2024.

Limits of the Assignment

Many factors can limit specific and accurate data when performing evaluations of trees, their conditions, and the potential for failure or response to site disturbances. No soil or tissue testing was performed. All observations were made from the ground on October 18, 2023, and no soil excavation to expose roots was performed. The most recent development plans were available to determine potential construction impacts. The determinations and recommendations presented here are based on current data and conditions that existed at the time of the evaluation and cannot be a predictor of the ultimate outcome for the evaluated trees in the future. No physical inspection of the upper canopy, sounding, resistance drilling, or other technologies were used in the evaluation of the trees.

Purpose and Use of Report

The purpose of this report is to provide a summary inventory of all trees within the project area of impact, including an assessment of the current condition and health, as well as providing a tree protection plan for all evaluated trees/canopies that may be impacted by construction plans. The findings in this report can be used to make informed decisions on design planning and guide the trees' long-term care. This report and detailed tree protection plan can also be submitted to the City of Menlo Park for permitting purposes.

Observations

Methods

A visual inspection was used to develop the findings, conclusions, and recommendations found in this report. Data collection included measuring the diameter of significant trees at approximately 54 inches above grade (DBH), height estimation, a visual assessment of tree condition, structure, and health, and a photographic record. A rating percentage (0-100%) was assigned for each tree’s health, structure, and form, and the lowest percentage was used as the overall tree condition.

Site Observations

The project site is located in the City of Menlo Park north of Sand Hill Rd. The parcel is a privately owned lot with an existing single-family house. The lot is 3,400 square feet and is classified as Single Family Residence. The property is off Shasta Ln. The property is on a slope, and the house levels out at the top of the slope, the proposed ADU is on the top of the property on flat land. Only trees impacted by the construction were assessed.

Tree Observations

Fourteen (14) trees were assessed within the project area, comprising six (6) different species: Redwood (6 trees), loquat trees (2 trees), purple leaf plum (2 trees), birch (2 trees), Monterey cypress (1 tree), and privet (1 tree).
The trees are a mixture of mature and young-small trees, and tree condition ratings were six (6) trees were in good condition, seven (7) trees were in fair condition, and one (1) tree was in poor condition. Tree diameters ranged from 2 inches to 35 inches with an average of 6 inches. Tree heights ranged from 6 feet to 50 feet, with an average height of 21 feet.

A map of tree locations can be found in Appendix A. Tree photographs can be found in Appendix B and a complete Tree Inventory and Condition Assessment can be found in Appendix C.

Root Zone Calculations

The trunk diameters of the assessed trees are often used to determine the Critical Root Zone (CRZ). The CRZ is considered the ideal preservation area for a tree. It can be calculated by adding 1 foot of radius for every inch of trunk diameter measured at 4.5 feet from grade/breast height (DBH). For example; a tree with a DBH of 10 inches has a calculated CRZ radius of 10 feet from the trunk. The CRZ represents the typical rooting area required for tree health and survival. As this project is located in the City of Menlo Park, CRZ was substituted with the city standard of the

circular area around a tree with a radius measured to the nearest foot of the tree's longest dripline radius plus one foot to determine the Tree Protection Zone (TPZ) as seen in Table 1 according to Menlo Park heritage tree definition and ordinance. Some impact (25% or less) within this zone is typically acceptable for average to good-condition trees with basic mitigation/stress reduction measures. Construction activities should not occur within the TPZ of any tree to be retained. This includes but is not limited to the storage of materials, parking of vehicles, contaminating soil by washing out equipment, (concrete, paint, etc.), or changing soil grade.

The structural root zone was calculated using a commonly accepted method established by Dr. Kim Coder in *Construction Damage Assessments: Trees and Sites.*[1] In this method, the root plate size (i.e. pedestal roots, zone of rapid taper area, and roots under compression) and limit of disruption based upon tree DBH is considered as a minimum distance that any disruption should occur during construction. A significant risk of catastrophic tree failure exists if structural roots within this given radius are destroyed or severely damaged. The SRZ is the area where minimal or no disturbance should occur without arborist supervision. The TPZ and SRZ for the surveyed trees are listed in Appendix B, Table 2.

Conclusion and Recommendations

Based on visual evaluations and the impacts of the proposed development, all trees can be impacted.

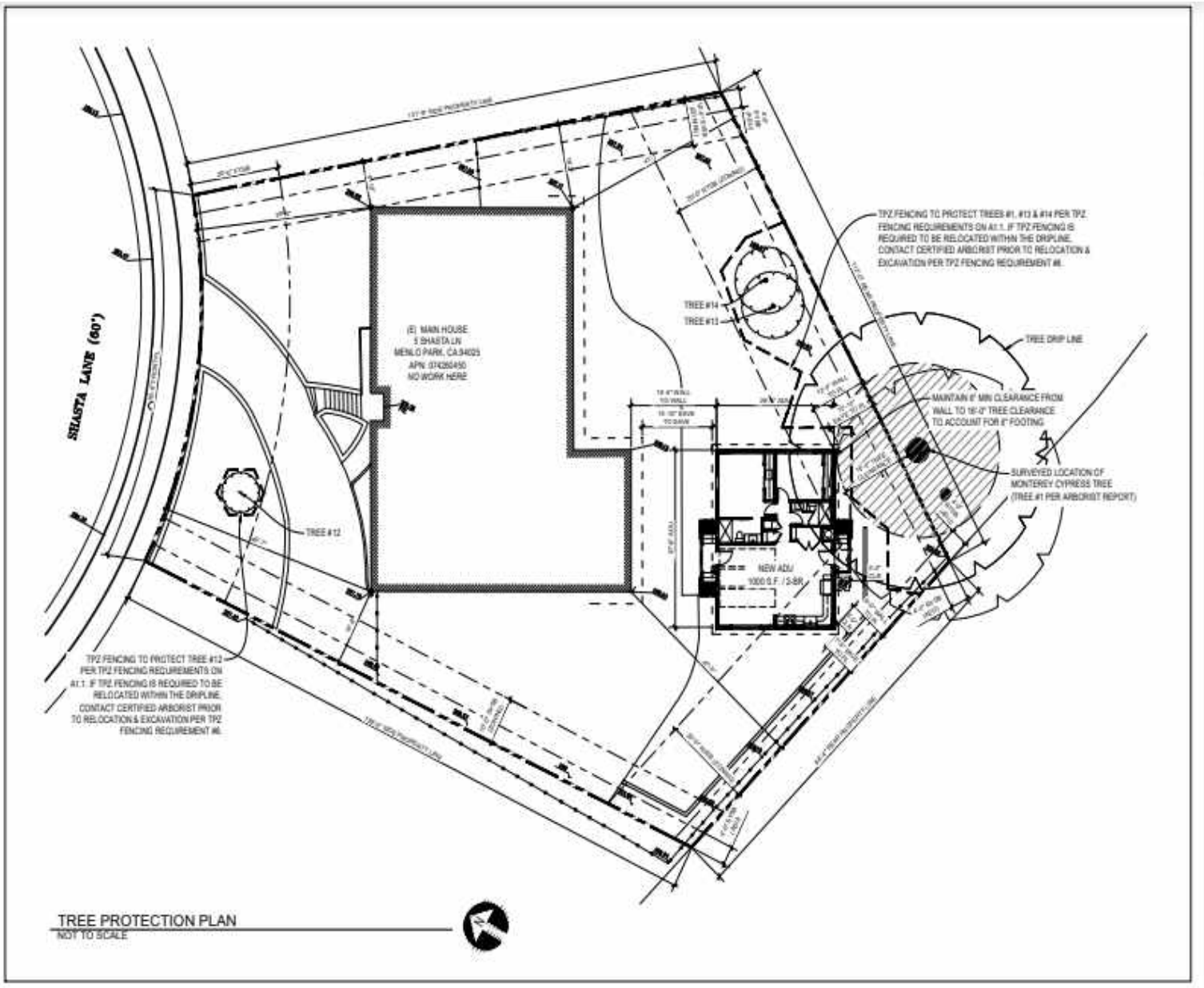
- Tree #1 is on the neighboring property. The tree is 16 ft from the proposed ADU and proposed retaining wall. The retaining wall is outside of the dripline of the tree and should low to no impacts from the proposed wall. Since the tree is 16 ft away from the proposed ADU, impacts are expected to be low. The tree is in fair condition and is expected to have low impacts from all of the proposed construction. This is the only protected tree near the construction. The value of the tree is $53,741.45. Any heritage tree to be retained and 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. The trunk of the tree is already protected because of the property fence line. To ensure that the roots are protected, the TPZ should be installed along the dripline and moved in when work is being done within TPZ, and moved to the farthest extent possible when the work in the TPZ is completed. Due to the sensitive nature of working within the CRZ of trees to be retained, any excavation or grading within the TPZ must be performed with hand tools and supervised by a Certified Arborist to monitor and document any tree impacts. Any significant roots (roots 2 inches in diameter or larger) encountered should be cut cleanly and photo-documented. If severed roots increase failure risk beyond the property owner's tolerance, the Arborist may recommend tree removal.
- Trees #2-3 are small shrub-like trees that are in the footprint of the ADU. Removal is recommended. No permit is required.
- Trees #4-7 should be removed due to being in the footprint of the ADU or from impacts being too high. No permit is required.
- Trees #8-10 are located along the rear of the property line. There is a proposed new retaining wall to be established on the property. The trees are all new plantings and can be moved to minimize damage and stress, no permit is required. If the client is to keep the trees, TPZ should be installed and grouped. Impacts are predicted to be moderate to high.
- Tree #11 is located in the pathway for the proposed sewer line and City Arborist recommended removal of the tree due to health condition. A permit is required. A 15-gallon Chinese pistache will be planted in replacement of the tree.
- Tree #12 was located near the original sewer line tie-in. Plans have been changed andan existing sewer line tie-in located towards the end of the property will be used. This tree is located about 15 ft from the proposed construction. Impacts are predicted to be low to none.
- Trees #13-14 are located about 15 ft away from the proposed utility lines. The proposed construction impact is predicted to be low. The TPZ should be installed along the dripline of the trees.

[1] Dr. Kim D. Coder, University of Georgia June 1996

- TPZ fencing should be 6 feet in height and constructed of chain link fencing. The fencing may be moved within the dripline if directed by the on-site or City Arborist but cannot be moved to within 2 feet of the trunk. Fence posts should be 2-inch in diameter and galvanized, and installed 2 feet below grade. Posts may be movable rather than below grade and may not be spaced more than 10 feet apart. Signs must be posted stating: "TREE PROTECTION FENCE - DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM CITY/PROJECT ARBORIST. NO STORING OF MATERIALS OR MACHINERY." The fence may not be moved without authorization from the Project or City Arborist.
- TPZ fencing must be in place before any equipment is on-site and must remain in place for the entirety of the project and only be removed, temporarily or otherwise, with the approval of a Certified Arborist while activities are directly supervised, and replaced immediately after.
- Prior to the issuance of the associated demolition and building permits, a tree protection verification letter from the Project Arborist is required. The Project Arborist should visit the property, and verify that the protection measures are in compliance, take photos, and then prepare a brief verification letter for City Arborist review.
- Monitoring of the tree protection specifications by an ISA Certified Arborist or ASCA Registered Consulting Arborist is required at monthly intervals.
- A final inspection by the City Arborist is required at the end of the project. This is to be done before the tree protection fencing is taken down. Replacement trees should be planted at this time as well.
- No material shall be stored, nor concrete basins washed, or any chemical materials or paint stored within the TPZ of trees, and no construction chemicals or paint should be released into landscaped areas, as these can be toxic to trees and contaminate the soil.
- After construction is complete, the property owner should monitor the trees for at least one year and contact a Certified Arborist to inspect if any lean, limb die-back, leaf drop, or foliage discoloration develops.

Appendix A – Location Map

Appendix B – Tree Protection Plan



Appendix C – Tree Photos

Photo 1. Tree #1, is a neighboring Monterey cypress. The tree is in fair condition. The tree is about 16 ft from the proposed ADU.

Photo 2. Tree #2 is in good condition. The tree is located in the footprint of the proposed ADU. Removal is recommended.

Photo 3. Tree #3 is in good condition. The tree is located in the footprint of the proposed ADU. Removal is recommended.

Photo 4. Tree #4 is in good health. Due to change of plans, the tree should be removed due to high impacts.

Photo 5. Tree #5 is in good health. Due to change of plans, the tree should be removed due to high impacts.

Photo 6. Tree #8 is in good condition. The tree is located about 2 ft away from the proposed retaining wall. Relocation is recommended.

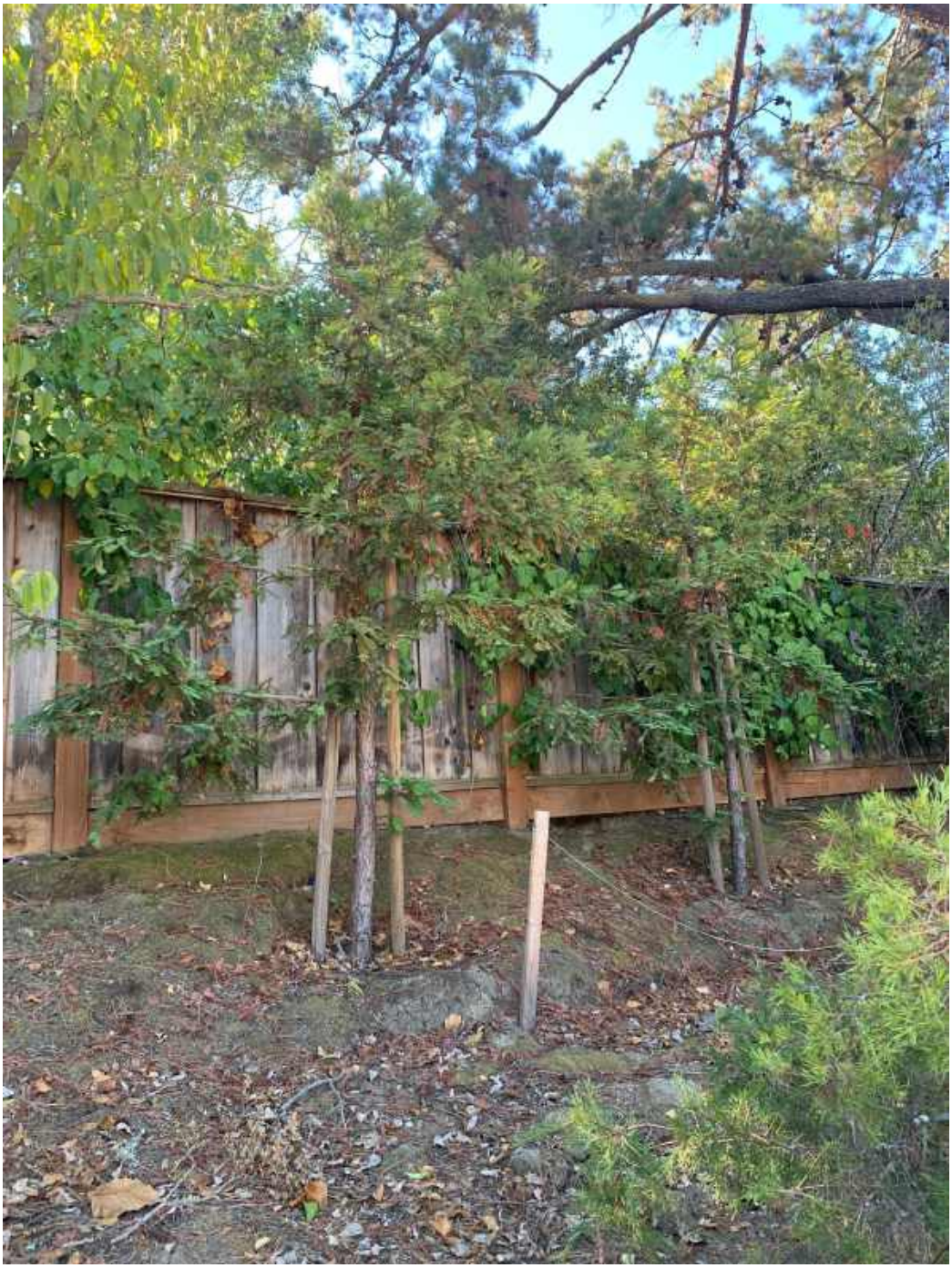


Photo 9. Trees #9-10 are in fair condition. The trees are located about 2 ft away from the proposed retaining wall. Relocation is recommended.

Photo 7. Tree #11 is in poor condition. The tree is in the pathway of the proposed utility lines. Removal is recommended.

Appendix D – Tables

Table 1. Tree Inventory and Root Zones

Tree #	Stems	DBH (in.)	Common Name	Botanical Name	Height (ft)	Canopy (ft)	SRZ (Radius in ft)	CRZ (Radius in ft)	TPZ (Radius in ft)
1	1	35 (est)	Monterey cypress	*Cupressus macrocarpa*	50	35	16	35	29
2	1	2	Loquat	*Eriobotrya japonica*	6	4	1	2	10
3	3	3,2,1	Loquat	*Eriobotrya japonica*	8	6	2	4	10
4	1	4.5	Redwood	*Sequoia sempervirens*	20	6	2	5	10
5	1	4	Redwood	*Sequoia sempervirens*	20	4	2	4	10
6	1	4	Redwood	*Sequoia sempervirens*	20	4	2	4	10
7	1	4	Redwood	*Sequoia sempervirens*	20	4	2	4	10
8	1	3	Privet	*Ligustrum lucidum*	25	4	1	3	10
9	1	2	Redwood	*Sequoia sempervirens*	15	4	1	2	10
10	1	2	Redwood	*Sequoia sempervirens*	15	4	1	2	10
11	2	8,8	Purple leaf plum	*Prunus cerasifera*	25	16	5	11	10
12	1	2	Purple leaf plum	*Prunus cerasifera*	12	4	1	2	10
13	1	7	Silver birch	*Betula pendula*	30	6	3	7	10
14	1	7	Silver birch	*Betula pendula*	30	6	3	7	10

Table 2. Condition Assessment October 2023

Tree #	Common Name	Health (%)	Structure (%)	Form (%)	Ordinance Size (Y/N)	Proposals Removal (Y/N)	Notes
1	Monterey cypress	50	50	50	Y	N	This is a neighbor tree that is along the fence line. The tree is located about 12 ft from the ADU. The tree has hangers throughout the canopy.
2	Loquat	70	70	70	N	Y	The tree is in the footprint of the ADU. Removal is recommended.
3	Loquat	70	70	70	N	Y	In the footprint of the proposed ADU. Removal is recommended.
4	Redwood	70	70	70	N	Y	The tree is located about 8 ft from the proposed ADU. The tree is also located about 2 ft from the new retaining wall.
5	Redwood	70	70	70	N	Y	The tree is located about 2 ft from the new retaining wall.
6	Redwood	65	70	70	N	Y	The tree is located about 2 ft from the new retaining wall.
7	Redwood	60	70	70	N	Y	The tree is located about 2 ft from the new retaining wall.
8	Privet	70	70	70	N	Y	The tree is located about 1-2 ft from the new retaining wall.
9	Redwood	50	50	50	N	Y	The tree is located about 2 ft from the new retaining wall.
10	Redwood	50	50	50	N	Y	The tree is located about 2 ft from the new retaining wall.

11	Purple leaf plum	30	50	50	Y	Y	The tree is in the pathway of the sewer line, the tree also has large deadwood. The tree is recommended for removal.
12	Purple leaf plum	50	50	50	N	Y	The tree is in the pathway of the sewer line. The tree is recommended for removal.
13	Silver birch	50	50	50	N	N	The tree is located about 15 ft away from proposed utility lines.
14	Silver birch	50	50	50	N	N	The tree is located about 15 ft away from proposed utility lines.

Table 3. Tree Appraisal Values*

Tree #	Common name	Condition	External Limitations (%)	Functional Limitations (%)	Protected tree (Y/N)	Removal (Y/N)	Total Functional Replacement Cost ($)	Rounded Functional Replacement Cost ($)
1	Monterey cypress	Fair	70	70	Y	N	53,741.45	53,800

*Appraisal values include $1,500/tree in additional costs for replacement tree installation, aftercare, and cleanup. All values are calculated using the Trunk Formula Method as described in the 10th edition of the *Guide for Plant Appraisal* by the Council of Tree and Landscape Appraisers.

Appendix E – Tree Appraisal Calculation Methodology

The valuation of the assessed trees for the site was calculated using the trunk formula method described in the 10th edition of the *Guide for Plant Appraisal* by the Council of Tree and Landscape Appraisers. The basic formula is as follows:

Unit Tree Cost x Condition Rating (%) x Functional Limitations (%) x External Limitations (%)

The basic tree cost is the sum of the installed tree cost and the cost of the difference between the adjusted trunk area and the replacement tree size (appraised tree size increase multiplied by unit tree cost). Size was measured as trunk cross-sectional area (square inches), calculated by 0.785 x $(DBH)^2$; where a circular cross-section was assumed.

Species size and cost data were obtained from the ISA Western Chapter Species Classification for Landscape Tree Appraisal (2004). The Western rating was used. No nursery group data were used as the Basic Tree Cost was calculated using the above formula(s). The condition rating was based on field observations already described. The functional limitation and external limitation ratings were based on field and aerial imagery observations. The basic functional replacement tree cost was then calculated by multiplying the functional replacement tree cross-section area by the unit tree cost. The depreciated functional replacement tree (calculated using the basic functional replacement cost, the overall condition rating (%), the functional limitations rating (%), and the external limitations rating (%)) is then

added to the total additional costs. The additional cost includes installation costs, replacement tree aftercare costs, and cleanup costs.

Regional Data - Western	
State or Region	Northern California
Replacement Tree Size (in.diam @ 12” Above Grade)	3
Installation Cost $	$800.00
Replacement Tree Aftercare Cost $	$500.00
Other Costs (Hardscape, Cleanup, etc.) $	$200.00
Unit Tree Cost ($/sq in)	$55.70

LOCATION: 5 Shasta Lane	**PROJECT NUMBER:** PLN2024-00034	**APPLICANT:** Travis Wells, Villa Homes	**OWNER:** Chung-Ih John Chou

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 November 4, 2025) for the use permit to remain in effect.

   b. Development of the project shall be substantially in conformance with the plans prepared by Villa Homes consisting of 10 plan sheets, dated received October 25, 2024 and approved by the Planning Commission on October 28, 2024, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

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

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

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

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

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

   h. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Davey Resource Group, dated October 2024.

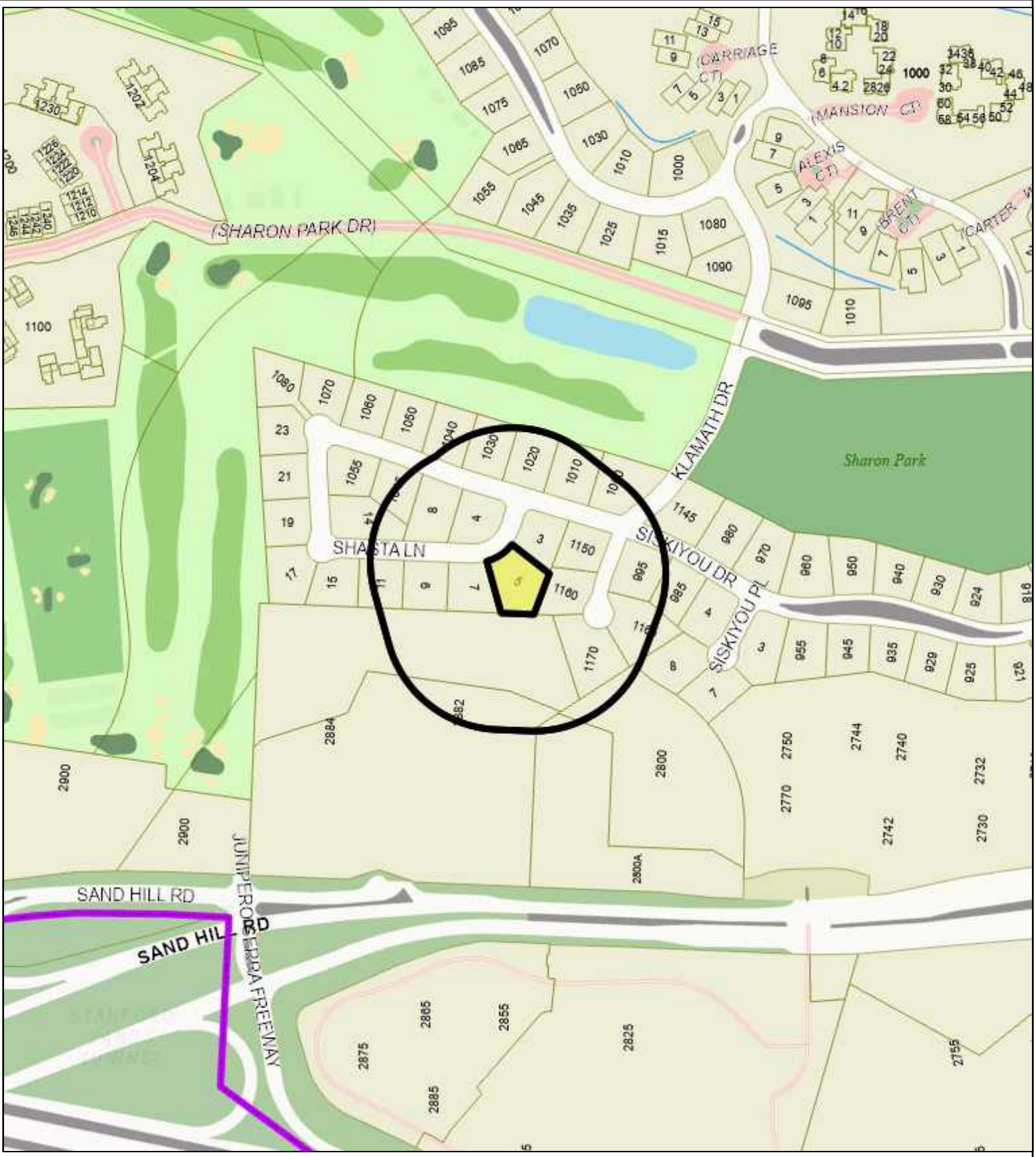
   i. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.

   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: 5 Shasta Lane	**PROJECT NUMBER:** PLN2024-00034	**APPLICANT:** Travis Wells, Villa Homes	**OWNER:** Chung-Ih John Chou

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

City of Menlo Park

Location Map

5 Shasta Ln - PLN2024-00034

Scale: 1:4,000 | Drawn By: THR | Checked By: KTP | Date: 11/4/2024 | Sheet: 1

STAFF REPORT

Planning Commission
Meeting Date: **11/4/2024**
Staff Report Number: **24-046-PC**

Public Hearing: **Consider and adopt a resolution to approve a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to minimum lot width in the R-1-S (Single-Family Suburban) zoning district at 1401 Santa Cruz 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 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 construct a new two-story, single-family residence on a substandard lot with regard to minimum lot width in the R-1-S (Single-Family Suburban) zoning district. Additionally, the proposal includes an attached accessory dwelling unit (ADU), which is not subject to discretionary review. The project also includes two heritage tree removal permits, which have been reviewed and conditionally approved by the City Arborist. 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 Santa Cruz Avenue in an east to west orientation, the subject property is a corner lot located at the southwest intersection of Santa Cruz Avenue and Cotton Street. The surrounding homes are also located in the R-1-S (Single Family Suburban) zoning district. The surrounding area contains a mixture of older and newer single-family residences. The older residences are generally single-story, while the newer residences are generally two-story in height, with attached front-loading garages. A variety of architectural styles are present in the neighborhood, including craftsman, ranch, and traditional. A location map is included as Attachment B.

Analysis

Project description

The property is a corner lot with a substandard lot width of 76.3 feet, where a minimum of 80 feet is required. For corner lots, the front of the property is the shorter of the two public street frontages. For the subject property the front property line is Santa Cruz Avenue. As a corner-side, the minimum required setback along Cotton Street is 12 feet, compared to 10 feet for interior side setbacks. The residence can be designed to have its entrance on either frontage (Santa Cruz Avenue or Cotton Street) and the front entrance is proposed on Santa Cruz Avenue.

The subject property is currently occupied by an approximately 2,483 square-foot, single-story, single-family residence. The applicant is proposing to demolish the existing residence built in 1953, and construct a new two-story, single-family residence, with an attached front facing two-car garage and attached ADU. The proposed garage and ADU would be connected by a trellis featuring a larger front setback which would help minimize the visual impacts of a front loading garage. The front entry of the main residence would be further setback than the ADU and garage, intentionally designed to incorporate a courtyard which would allow a direct walkway to the ADU. The ADU would be accessed by an independent entryway located through the proposed courtyard, at the front of the residence, along Santa Cruz Avenue.

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

- The main house and ADU would contain 4,749.3 square feet where the maximum floor area limit is 4,218 square feet for the site.
  - The project is allowed to exceed the FAL and building coverage limits by up to 800 square feet in order to accommodate the 544.6-square-foot, attached ADU.
- Since the property is not within half a mile of transit, the ADU is required to provide one parking space which would be satisfied through an uncovered space in front of the proposed garage.
- The total building coverage would be 3,464.2 square feet (27.3 percent) where the maximum building coverage is 4,435.2 square feet (35 percent).
- The residence would have a front setback of 39.9 feet and rear setback of 51.5 feet, where a minimum of 20 feet is required.
- The second floor of the project would be 1,627.8 square feet where 2,109 square feet is permitted.

A data table summarizing parcel and project attributes is included as Attachment C. The project plans and the applicant's project description letter are included as Attachment A, Exhibits A and B respectively. The Engineering Division has added a recommended condition of approval (2.a) requiring the applicant to remove and replace the parking strip along the Cotton street frontage, and construct a new 3-foot concrete valley gutter.

Design and materials

As described in the project description letter, the proposed project is designed in a transitional style. The residence has been designed to have the front facing Santa Cruz Avenue. The proposed roof materials would be primarily composition shingles. Standing metal seam roofing would be used on the roof of the first floor bay window. The residence would have a combination of board and batten siding on the first floor and horizontal siding on the second floor. The windows would be single-hung with wood composite trims and fiberglass. The proposed windows would not contain grids. The bay window and entryway window would have cementitious paneling below the sill level. Window sill heights would be a minimum of three feet. The

second floor would be set back from the first floor on the front, rear and corner street facades to reduce massing. The right side would be set back 12-feet, where a minimum of ten feet is required. In addition to the setback, the project proposes landscape screening on the right side to reduce potential privacy impacts.

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 14 trees were assessed, including six heritage trees (trees # 1, 3, 4, 5, 8, and 12) and three neighboring trees. There are nine trees proposed for removal, two of which are heritage-sized (trees # 5 and 12), which are proposed to be removed due to their declining health. Neighboring trees would not be impacted due to the distance from the proposed residence.

A heritage tree permit (HTR2024-00129) was conditionally approved by the City Arborist for the removal of heritage trees #5 and 12. The conditional approval included a 48-inch box replacement coast live oak tree at the front corner of the property and an in-lieu payment of $2,400 to mitigate the proposed heritage tree removals. The project additionally proposes three 24-inch box maple trees in the front of the property, three 24-inch box magnolia trees along the rear and 22 15-gallon shrubs along the side property lines as landscape screening in addition to several other species and sizes of trees and shrubs shown on the landscape drawings.

Table 1: Tree summary and disposition

Tree number	Species	Size (DBH, in inches)	Disposition	Notes
1*	Coast live oak	36	Heritage	Retain
2	Arizona cypress	10	Non-Heritage	To be removed due to poor health
3	Avocado	15	Heritage	Retain
4	Valley oak	57	Heritage	Retain
5	English walnut	17	Heritage	To be removed due to poor health
6	Common pear	6	Non-Heritage	To be removed due to poor health
7*	Holly	7	Non-Heritage	Retain
8*	Magnolia	18	Heritage	Retain
9	Persimmon	14	Non-Heritage	To be removed due to poor health
10	Orange	8	Non-Heritage	To be removed due to poor health
11	Grapefruit	8	Non-Heritage	To be removed due to poor health
12	Cherry	23	Heritage	To be removed due to poor health
13	Photinia	4	Non-Heritage	To be removed due to poor health
14	Holly	13	Non-Heritage	To be removed due to poor health

*denotes trees in neighboring properties

To protect the heritage and non-heritage trees on site, the arborist report has identified such measures as tree protection fencing and excavation by hand digging around any exposed roots within the tree protection zone. The report also highlights necessary pre- and post-construction measures. All recommended tree protection measures identified in the arborist report would be implemented and ensured as part of condition 1h.

Correspondence

As of the publication of this report, staff has not received any correspondence regarding the project. The applicant's project description letter provides a community outreach summary and outreach letter. The applicant states in their project description letter that outreach was conducted which involved mailing neighbors within 300 feet from of the project location the proposed design. In addition to sending out the proposal, the project applicant hosted a meeting for the neighbors, but there were no neighbors in attendance.

Conclusion

Staff believes that the design, scale, and materials of the proposed residence are generally compatible with the surrounding neighborhood, and would result in a consistent aesthetic approach. The proposed project would be generally consistent with the broader neighborhood, given the variety of architectural styles and sizes of structures in the area, and that the design would be comprehensively executed, cohesive, and well-proportioned. The architectural style would be generally attractive and well-proportioned, and the large front setback would reduce the impact of the two-car front loading garage on the streetscape. The second floor would be set back from the ground level along both street sides (Santa Cruz Avenue and Cotton Street), and the rear, which would help reduce the massing. The second story windows would have sill heights no lower than three feet and landscape screening along the right side and rear would reduce potential privacy impacts. 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:
Fahteen Khan, Associate Planner

Report reviewed by:
Corinna Sandmeier, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT TO DEMOLISH AN EXISTING ONE-STORY, SINGLE-FAMILY RESIDENCE AND CONSTRUCT A NEW TWO-STORY, SINGLE-FAMILY RESIDENCE ON A SUBSTANDARD LOT WITH REGARD TO MINIMUM WIDTH IN THE R-1-S (SINGLE-FAMILY SUBURBAN) ZONING DISTRICT.

WHEREAS**,** the City of Menlo Park ("City") received an application requesting a use permit to demolish an existing one-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to minimum width in the R-1-S (Single-Family Suburban) zoning district. The proposal also includes an attached accessory dwelling unit (ADU), which is a permitted use, and not subject to discretionary review (collectively, the "Project") from Hannah Chiu ("Applicant"), on behalf of the property owner John and Nicole Dyke ("Owner") located at 1401 Santa Cruz Avenue (APN 071-212-040) ("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 Urban (R-1-S) district. The R-1-S district supports single-family residential uses; and

WHEREAS, the proposed Project complies with all objective standards of the R-1-S district; and

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

WHEREAS, the Applicant submitted a request for two health-related heritage tree removal permits, and the City Arborist conditionally approved the two tree removals through Heritage Tree Removal Permit 2024-00088 and no appeals were filed; 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 Project, requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act ("CEQA," Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project's environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New Construction or Conversion of Small Structures); and

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

WHEREAS, at a duly and properly noticed public hearing held on November 4, 2024, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit for the construction of a new two-story residence on a substandard lot is granted based on the following findings, which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:
    a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-1-S zoning district and the General Plan because two-story residences are allowed to be constructed on substandard lots subject to granting of a use permit and provided that the proposed residence conforms to applicable zoning standards, including, but not limited to, minimum setbacks, maximum floor area limit, and maximum building coverage.

b. The proposed residence would include the required number of off-street parking spaces because one covered and one uncovered parking space would be required at a minimum, and two covered parking spaces are provided in an attached garage. Additionally, given that the property is not within half a mile from transit, the proposal also includes an uncovered off-street parking space for the ADU.

c. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code and the Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the new residence would be located in a single-family neighborhood. The project would be designed such that privacy concerns would be addressed through second story setbacks greater than the minimum required setbacks in the R-1-S district.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2024-00024, 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 November 4, 2024, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this _____ day of November, 2024.
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

PLANNING SUBMITTAL FOR:

1401 SANTA CRUZ AVE.

MENLO PARK, CA

PROJECT TEAM INFO:

Developer
Thomas James Homes
275 Shoreline Drive, Suite 400
Redwood City, CA 94065
Tel: (650) 272-3276

Architect
Dahlin Group
5865 Owens Drive
Pleasanton, CA 94588
Tel: (925) 251-7200
Contact: Jaime Matheron
jaime.matheron@dahlingroup.com

Landscape
Ripley Design
1615 Bonanza Street, Suite 314
Walnut Creek, CA 94596
Tel: (925) 938-7377
Contact: Annika Carpenter
Acarpenter@ripleydesign.com

SHEET INDEX:

ARCHITECTURAL:

LANDSCAPE:

AS-BUILTS:

CIVIL:

VICINITY MAP:

NOT TO SCALE

DEVELOPMENT SUMMARY

LOCATION	1401 SANTA CRUZ		
ASSESSOR'S PARCEL NUMBER	071-212-040		
PARCEL AREA - GROSS	12,672 SQ. FT.	0.29 AC	
ZONING DESIGNATION	R-1-S		
OCCUPANCY GROUP	R-3		
CONSTRUCTION TYPE	V-B		
MAX. FLOOR AREA LIMIT	4218.0 SQ. FT.	PROPOSED FLOOR AREA LIMIT (ADU EXCLUDED)	4204.7 SQ. FT.
MAX. BUILDING COVERAGE (12,672)(.385)	4435.2 SQ. FT.	PROPOSED BUILDING COVERAGE (ADU INCLUDED)	3464.2 SQ. FT.
MAX. BUILDING HEIGHT	28'	PROPOSED BUILDING HEIGHT	26'-5" FROM AVERAGE NATURAL GRADE

REQUIRED SETBACKS

FRONT - STREET (FT)	20'
FRONT - STREET- AT GARAGE (FT)	20'
SIDE (FT)	10'
REAR (FT)	20'
CORNER(SIDE)	12

PROPOSED SETBACKS

FRONT - STREET (FT)	39'-0"
FRONT - STREET- AT GARAGE (FT)	39'-11 1/2"
SIDE - RIGHT (FT)	12'-3 1/2'
SIDE - LEFT (FT) CORNER	12'-4"
REAR (FT)	51'-6 1/2"

PARKING REQUIRED:
3 TOTAL SPACES
MIN. GARAGE DIMENSIONS: 10' X 20' PER SPACE (2 COVERED SPACES PROVIDED)
ADU PARKING SPACE: 8'-6" X 16'-6" PER SPACE (1 UNCOVERED SPACE PROVIDED)

EXISTING USE: ONE SINGLE FAMILY DETACHED RESIDENCE OF 1918.00 SQ. FT. AND DETACHED GARAGE TO BE DEMOLISHED.

PROPOSED USE: ONE NEW SINGLE FAMILY DETACHED RESIDENCE OF 4204.7 SQ. FT. WITH AN ATTACHED GARAGE AND ATTACHED ADU.

FRONTAGE IMPROVEMENTS

ALL EXISTING CRACKED OR DAMAGED FEATURES ALONG THE PROPERTY FRONTAGE MUST BE REPAIRED IN KIND. ADDITIONALLY, 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.

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

4 BEDROOMS / 3.5 BATH + 1 ADU BEDROOM / 1 BATH

FLOOR AREA	
FIRST FLOOR	2051.3 SQ. FT.
SECOND FLOOR	1627.8 SQ. FT.
TOTAL LIVING	3679.1 SQ. FT.
GARAGE	442.8 SQ. FT.
2ND FLOOR VOL. CLG.	82.9 SQ. FT.
ADU	544.6 SQ. FT.
PORCH (COVERED)	50.5 SQ. FT.
COVERED OUTDOOR	303.8 SQ. FT.
FIREPLACE	8.1 SQ. FT.
TOTAL FAL: (LIVING + GARAGE + STAIR VOL. CLG.* - ADU EXCLUDED)	4204.7 SQ. FT.
TOTAL FAL: (LIVING + GARAGE + STAIR VOL. CLG. + ADU)	4742.0 SQ. FT.
MAX. FAL	4218.0 SQ. FT.

BUILDING COVERAGE	
FIRST FLOOR	2051.3 SQ. FT.
GARAGE	442.8 SQ. FT.
ADU	544.6 SQ. FT.
PORCH (COVERED)	50.5 SQ. FT.
COVERED OUTDOOR	303.8 SQ. FT.
FIREPLACE	8.1 SQ. FT.
TRELLIS	63.1 SQ. FT.
TOTAL: (WITH ADU)	3464.2 SQ. FT.
MAX. BLDG COVERAGE	4435.2 SQ. FT.

THOMAS JAMES HOMES STANDARD	
FIRST FLOOR	2051.3 SQ. FT.
SECOND FLOOR	1627.8 SQ. FT.
TOTAL:	3679.1 SQ. FT.
ADU	544.6 SQ. FT.
TOTAL: (LIVING + ADU + 2X)	4245.8 SQ. FT.

COVER SHEET

1401 SANTA CRUZ AVE., MENLO PARK

THOMAS JAMES HOMES

DAHLIN

DATE	10-07-2024
JOB NO.	1641.078

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.0

A5

NOT TO SCALE

SITE AERIAL & PHOTOS

1401 SANTA CRUZ AVE., MENLO PARK

THOMAS JAMES HOMES

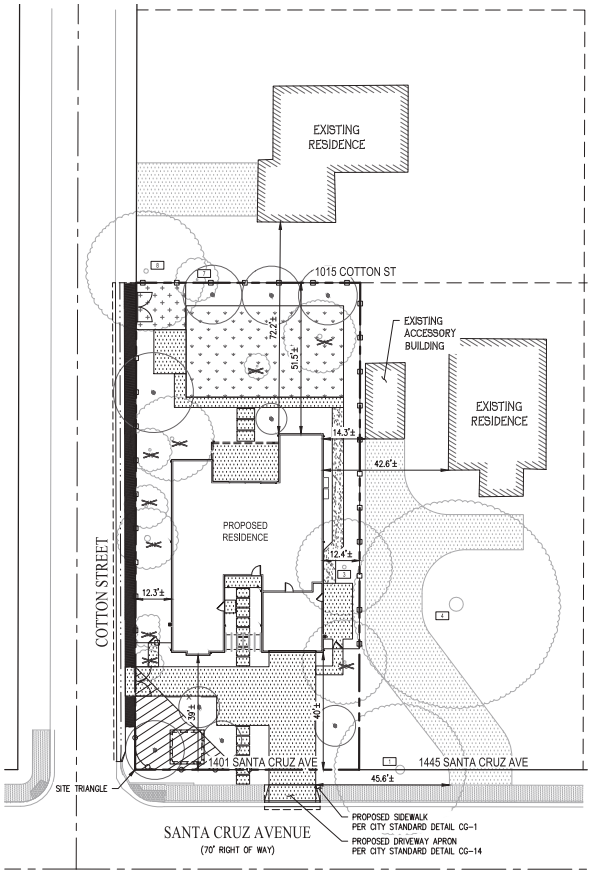
DAHLIN

DATE	10-07-2024
JOB NO.	1641.078

NORTH

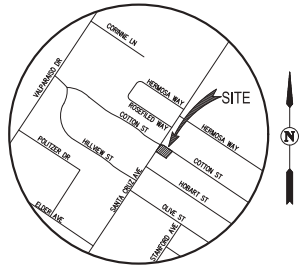
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.1



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



VICINITY MAP
NOT TO SCALE

EXISTING TREES TO BE REMOVED

TREE NUMBER	COMMON NAME	DBH (IN)	HERITAGE TREE	OFF-SITE
2	ARIZONA CYPRESS	10	NO	NO
5	ENGLISH WALNUT	17	YES	NO
6	COMMON PEAR	6	NO	NO
9	PERSIMMON	14	NO	NO
10	CITRUS-ORANGE	8	NO	NO
11	CITRUS-GRAPEFRUIT	8	NO	NO
12	CHERRY	23	YES	NO
13	PHOTINIA	4	NO	NO
14	HOLLY	13	NO	NO

EXISTING TREES TO REMAIN

TREE NUMBER	COMMON NAME	DBH (IN)	HERITAGE TREE	OFF-SITE
1	COAST LIVE OAK	36	YES	YES
3	AVOCADO	15	YES	NO
4	VALLEY OAK	57	YES	YES
7	VARIEGATED HOLLY	7	NO	YES
8	SAUCER MAGNOLIA	18	YES	YES

NOTES:

1. THE TABLES ABOVE CONTAIN A SUMMARY OF INFORMATION PRESENTED IN THE ARBORIST REPORT. PLEASE REFER TO THE ARBORIST REPORT DATED APRIL 22, 2024 AND PREPARED BY CALIFORNIA TREE AND LANDSCAPE CONSULTING, INC. FOR MORE INFORMATION.

1401 SANTA CRUZ AVENUE
AREA PLAN
THOMAS JAMES HOMES

CITY OF MENLO PARK SAN MATEO COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: OCTOBER 7, 2024

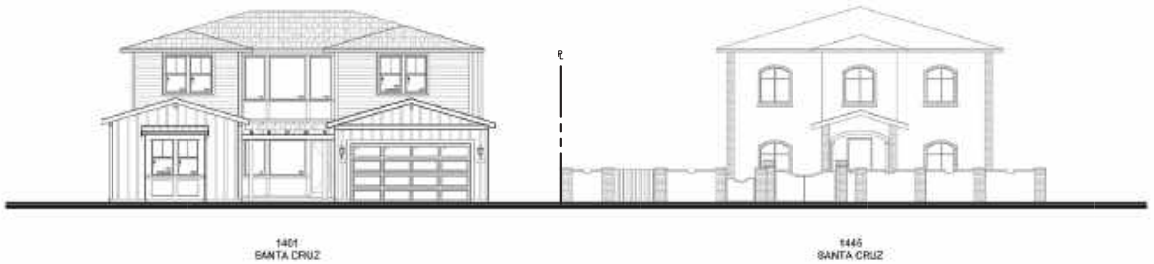
0 20 40 60

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 375-1877
WWW.CBANDG.COM

SHEET NO. AP-1 OF 1 SHEETS

F:\3385-000\MENLO PARK\1401 SANTA CRUZ AVE\ACAD\EXHIBITS\XB-AREA PLAN_1401 SANTA CRUZ AVE.DWG

10/7/2024 1:50 PM



SANTA CRUZ AVE STREET SCAPE
SCALE: 1/8"=1'

COTTON ST STREET SCAPE
SCALE: 1/8"=1'

1401 SANTA CRUZ AVENUE
AREA PLAN
THOMAS JAMES HOMES

CITY OF MENLO PARK SAN MATEO COUNTY CALIFORNIA
SCALE: 1/8" = 1' DATE: OCTOBER 7, 2024

NOT TO SCALE

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 375-1877
WWW.CBANDG.COM

SHEET NO.
AP-2
OF 2 SHEETS

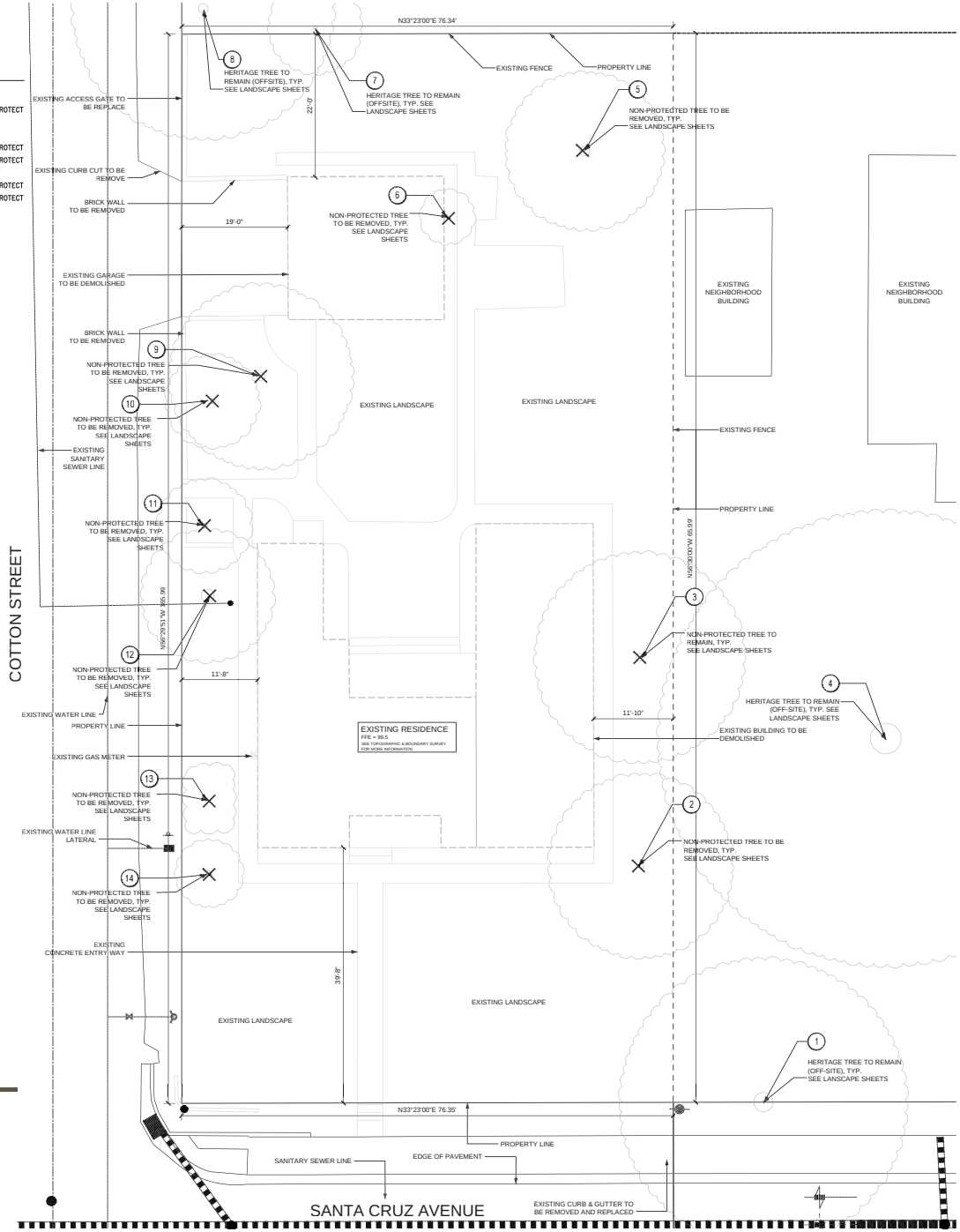
F:\3385-000\MENLO PARK\1401 SANTA CRUZ AVE\ACAD\EXHIBITS\XB-AREA PLAN_1401 SANTA CRUZ AVE.DWG
10/7/2024 1:50 PM

TREE PROTECTION CHART

TAG#	ON-SITE	ORDINANCE TREE	DBH(INCHES)	BOTANICAL NAME	COMMON NAME	STATUS
1	NO	YES	36	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
2	YES	YES	10	CUPRESSUS ARIZONICA	ARIZONA CYPRESS	REMOVE
3	YES	YES	15	PERSEA SP.	AVOCADO	REMOVE
4	NO	YES	57	QUERCUS LOBATA	VALLEY OAK	RETAIN AND PROTECT
5	YES	YES	17	JUNLANS REGIA	ENGLISH WALNUT	RETAIN AND PROTECT
6	YES	NO	6	PYRUS COMMUNIS	COMMON PEAR	REMOVE
7	NO	NO	7	ILEX SP.	VARIEGATED HOLLY	RETAIN AND PROTECT
8	NO	YES	18	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	RETAIN AND PROTECT
9	YES	NO	14	DIOSPYROS SP	PERSIMMON	REMOVE
10	YES	NO	8	CITRUS SINENSIS	CITRUS- ORANGE	REMOVE
11	YES	NO	8	CITRUS PARADIS	CITRUS- GRAPEFRUIT	REMOVE
12	YES	NO	23	PRUNUS SP.	CHERRY	REMVOE
13	YES	NO	4	PHOTINIA SP.	PHOTINIA	REMOVE
14	YES	NO	13	ILEX SP.	HOLLY	REMOVE

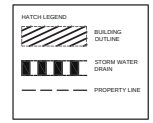
NOTE:REFER TO TREE PROTECTION PLAN FOR ADDITIONAL INFORMATION

REFER TO LANDSCAPE SHEETS FOR TREE DETAILS



This Site Plan contains information beyond the scope of work of the Architect. Information provided by Civil Engineer, Landscape Architect, and Arborist shall be verified in their respective documents.

REFER TO LANDSCAPE SHEETS FOR TREE DETAILS



EXISTING SITE PLAN

1401 SANTA CRUZ AVE., MENLO PARK

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

DATE 10-07-2024
JOB NO. 1641.078

NORTH

DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

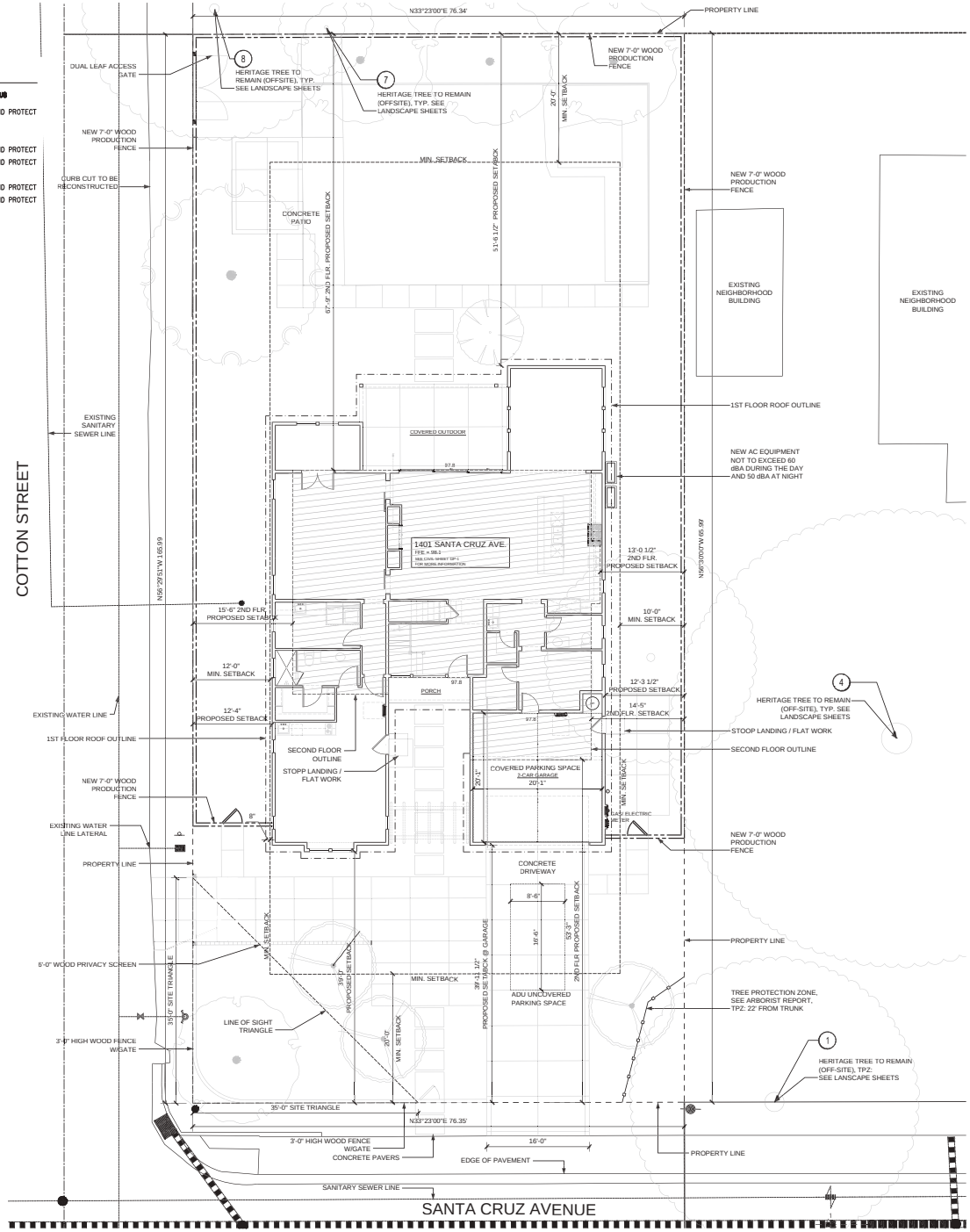
A.3

TREE PROTECTION CHART

TAG#	ON-SITE	ORDINANCE TREE	DIAMETER(S)	BOTANICAL NAME	COMMON NAME	STATUS
1	NO	YES	36	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
2	YES	YES	10	CUPRESSUS ARIZONICA	ARIZONA CYPRESS	REMOVE
3	YES	YES	15	PERSEA SP.	AVOCADO	REMOVE
4	NO	YES	57	QUERCUS LOBATA	VALLEY OAK	RETAIN AND PROTECT
5	YES	YES	17	JUNLANS REGIA	ENGLISH WALNUT	RETAIN AND PROTECT
6	YES	NO	6	PYRUS COMMUNIS	COMMON PEAR	REMOVE
7	NO	NO	7	ILEX SP.	VARIEGATED HOLLY	RETAIN AND PROTECT
8	NO	YES	18	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	RETAIN AND PROTECT
9	YES	NO	14	DIOSPYROS SP	PERSIMMON	REMOVE
10	YES	NO	8	CITRUS SINENSIS	CITRUS- ORANGE	REMOVE
11	YES	NO	8	CITRUS PARADIS	CITRUS- GRAPEFRUIT	REMOVE
12	YES	NO	23	PRUNUS SP.	CHERRY	REMVOE
13	YES	NO	4	PHOTINIA SP.	PHOTINIA	REMOVE
14	YES	NO	13	ILEX SP.	HOLLY	REMOVE

NOTE:REFER TO TREE PROTECTION PLAN FOR ADDITIONAL INFORMATION

REFER TO LANDSCAPE SHEETS FOR TREE DETAILS



This Site Plan contains information beyond the scope of work of the Architect. Information provided by Civil Engineer, Landscape Architect, and Arborist shall be verified in their respective documents.

REFER TO LANDSCAPE SHEETS FOR TREE DETAILS

HATCH LEGEND
- SECOND FLOOR OUTLINE
- STORM WATER DRAIN
- SETBACK LINE
- PROPERTY LINE
- TREE PROTECTION ZONE
- NEW 7' WOOD PRODUCTION FENCE

4 BEDROOMS / 3.5 BATH + 1 ADU BEDROOM / 1 BATH

FLOOR AREA	
FIRST FLOOR	2051.3 SQ. FT.
SECOND FLOOR	1627.8 SQ. FT.
TOTAL LIVING	3679.1 SQ. FT.
GARAGE	442.8 SQ. FT.
2ND FLOOR VOL. CLG.	82.9 SQ. FT.
ADU	544.6 SQ. FT.
PORCH (COVERED)	50.5 SQ. FT.
COVERED OUTDOOR	303.8 SQ. FT.
FIREPLACE	8.1 SQ. FT.
TOTAL FAL (LIVING + GARAGE + 2ND FLR VOL. CLG.) * ADU EXCLUDED	4204.7 SQ. FT.
TOTAL FAL (LIVING + GARAGE + 2ND FLR VOL. CLG. + ADU)	4742.0 SQ. FT.
MAX. FAL	4218.0 SQ. FT.

BUILDING COVERAGE	
FIRST FLOOR	2051.3 SQ. FT.
GARAGE	442.8 SQ. FT.
ADU	544.6 SQ. FT.
PORCH (COVERED)	50.5 SQ. FT.
COVERED OUTDOOR	303.8 SQ. FT.
FIREPLACE	8.1 SQ. FT.
TRELLIS	63.1 SQ. FT.
TOTAL: (WITH ADU)	3464.2 SQ. FT.
MAX. BLDG COVERAGE	4435.2 SQ. FT.

THOMAS JAMES HOMES STANDARD	
FIRST FLOOR	2051.3 SQ. FT.
SECOND FLOOR	1627.8 SQ. FT.
TOTAL:	3679.1 SQ. FT.
ADU	544.6 SQ. FT.
TOTAL: (LIVING + ADU + 2B)	4245.8 SQ. FT.

PROPOSED SITE PLAN

1401 SANTA CRUZ AVE., MENLO PARK

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

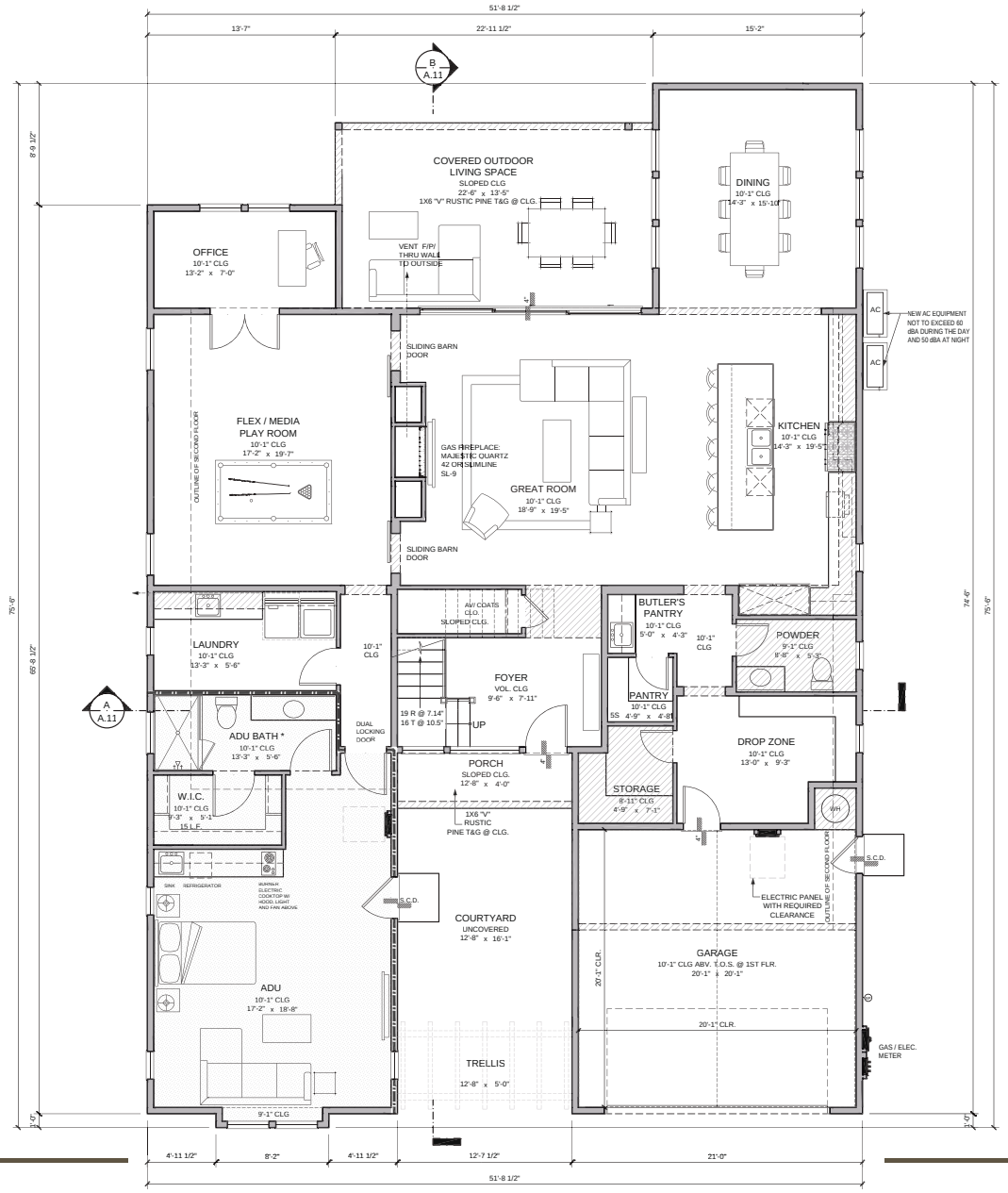
DATE 10-07-2024
JOB NO. 1641.078

NORTH

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.4



HATCH LEGEND

SOFFIT HATCH

ADU

4 BEDROOMS / 3.5 BATH +
1 ADU BEDROOM / 1 BATH

FLOOR AREA	
FIRST FLOOR	2051.3 SQ. FT.
SECOND FLOOR	1627.8 SQ. FT.
TOTAL LIVING	3679.1 SQ. FT.
GARAGE	442.8 SQ. FT.
2ND FLOOR VOL. CLG.	82.9 SQ. FT.
ADU	544.6 SQ. FT.
PORCH (COVERED)	50.5 SQ. FT.
COVERED OUTDOOR	303.8 SQ. FT.
FIREPLACE	8.1 SQ. FT.
TOTAL FAL: (LIVING + GARAGE + FOAM VOL. CLG) * 300 SF/CLOSE	4204.7 SQ. FT.
TOTAL FAL: (LIVING + GARAGE + FOAM VOL. CLG + ADU)	4742.0 SQ. FT.
MAX. FAL	4218.0 SQ. FT.

BUILDING COVERAGE	
FIRST FLOOR	2051.3 SQ. FT.
GARAGE	442.8 SQ. FT.
ADU	544.6 SQ. FT.
PORCH (COVERED)	50.5 SQ. FT.
COVERED OUTDOOR	303.8 SQ. FT.
FIREPLACE	8.1 SQ. FT.
TRELLIS	63.1 SQ. FT.
TOTAL: (WITH ADU)	3464.2 SQ. FT.
MAX. BLDG COVERAGE	4435.2 SQ. FT.

THOMAS JAMES HOMES STANDARD	
FIRST FLOOR	2051.3 SQ. FT.
SECOND FLOOR	1627.8 SQ. FT.
TOTAL:	3679.1 SQ. FT.
ADU	544.6 SQ. FT.
TOTAL: (LIVING + ADU + 3K)	4245.8 SQ. FT.

FIRST FLOOR PLAN

1401 SANTA CRUZ AVE., MENLO PARK

THOMAS JAMES HOMES

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

0 4 8 16

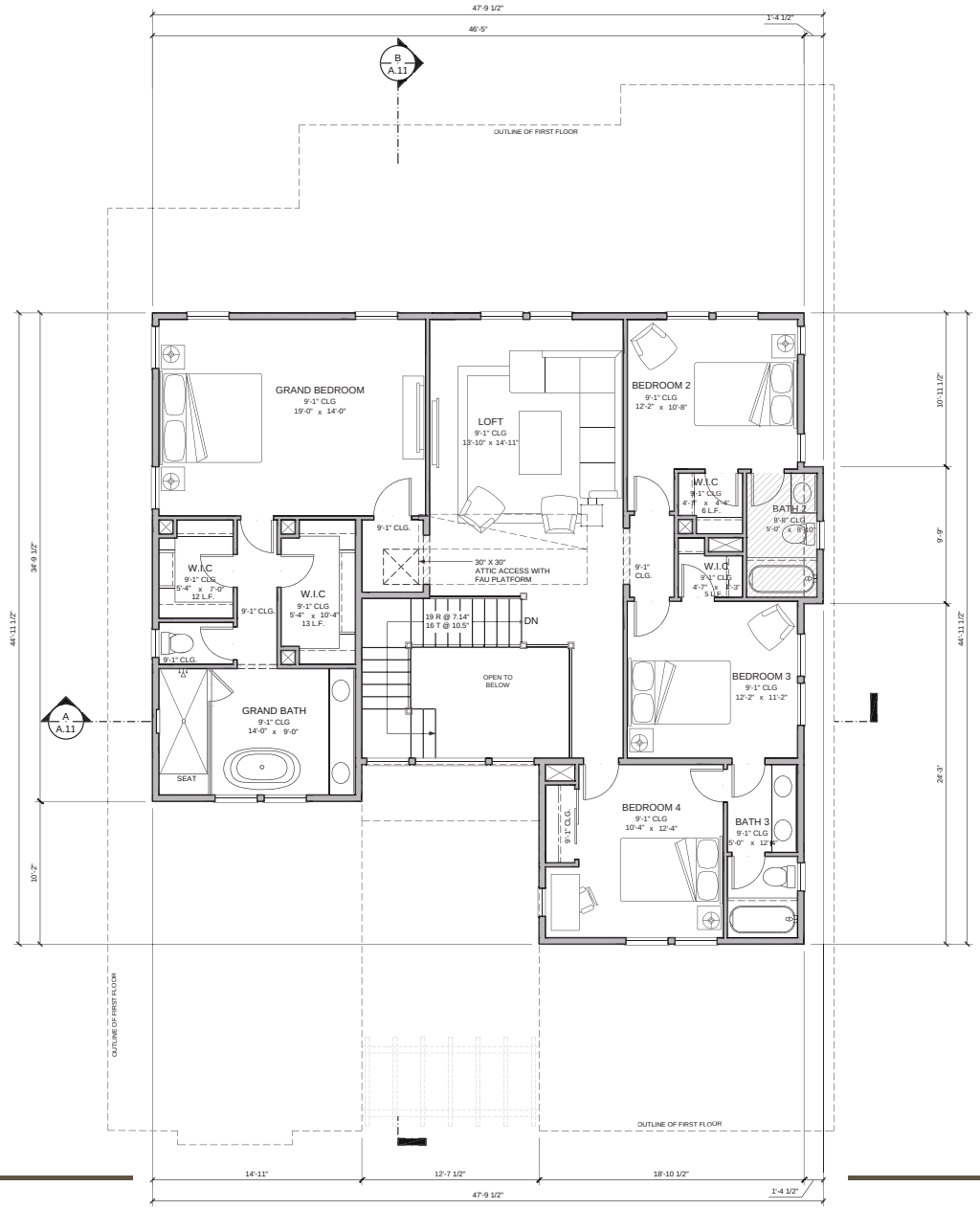
NORTH

DATE 10-07-2024
JOB NO. 1641.078

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.5

A11



HATCH LEGEND

SOFFIT HATCH

ADU

4 BEDROOMS / 3.5 BATH +
1 ADU BEDROOM / 1 BATH

FLOOR AREA	
FIRST FLOOR	2051.3 SQ. FT.
SECOND FLOOR	1627.8 SQ. FT.
TOTAL LIVING	3679.1 SQ. FT.
GARAGE	442.8 SQ. FT.
2ND FLOOR VOL. CLG.	82.9 SQ. FT.
ADU	544.6 SQ. FT.
PORCH (COVERED)	50.5 SQ. FT.
COVERED OUTDOOR	303.8 SQ. FT.
FIREPLACE	8.1 SQ. FT.
TOTAL FAL: (LIVING + GARAGE + FOAM VOL. CLG.) * 300 EXCLUDING	4204.7 SQ. FT.
TOTAL FAL: (LIVING + GARAGE + FOAM VOL. CLG. + ADU)	4742.0 SQ. FT.
MAX. FAL	4218.0 SQ. FT.

BUILDING COVERAGE	
FIRST FLOOR	2051.3 SQ. FT.
GARAGE	442.8 SQ. FT.
ADU	544.6 SQ. FT.
PORCH (COVERED)	50.5 SQ. FT.
COVERED OUTDOOR	303.8 SQ. FT.
FIREPLACE	8.1 SQ. FT.
TRELLIS	63.1 SQ. FT.
TOTAL: (WITH ADU)	3464.2 SQ. FT.
MAX. BLDG COVERAGE	4435.2 SQ. FT.

THOMAS JAMES HOMES STANDARD	
FIRST FLOOR	2051.3 SQ. FT.
SECOND FLOOR	1627.8 SQ. FT.
TOTAL:	3679.1 SQ. FT.
ADU	544.6 SQ. FT.
TOTAL: (LIVING + ADU + 3R)	4245.8 SQ. FT.

SECOND FLOOR PLAN

1401 SANTA CRUZ AVE., MENLO PARK

THOMAS JAMES HOMES

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

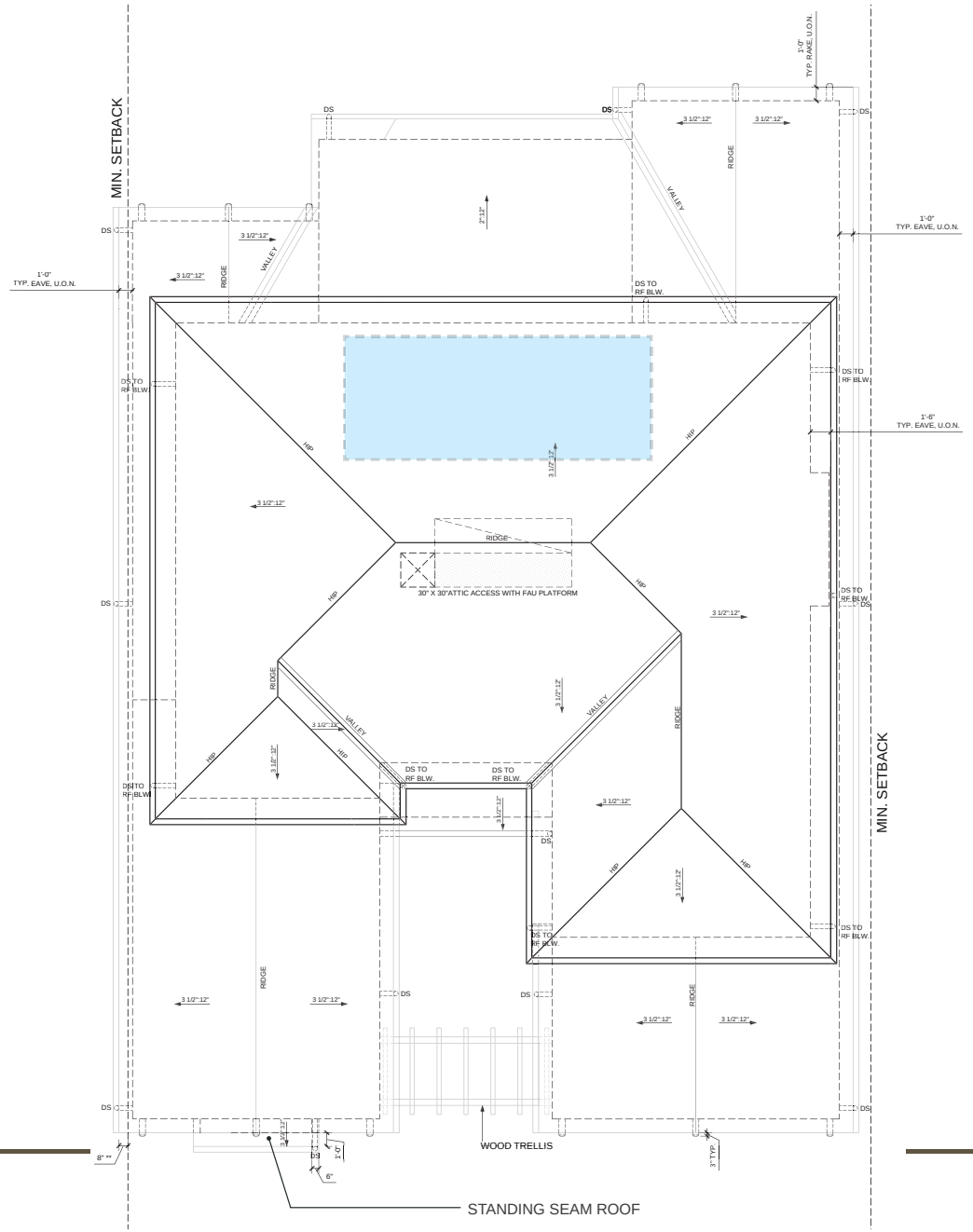
0 4 8 16

NORTH

DATE 10-07-2024
JOB NO. 1641.078

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.6



** AS PER MENLO PARK GUIDELINES, 18" INTRUSION OF ARCHITECTURAL FEATURES, SUCH AS EAVES, IS ALLOWABLE INTO ANY YARD OF LESS THAN 10'. 3' INTRUSION OF ARCHITECTURAL FEATURES, SUCH AS EAVES, IS ALLOWABLE INTO ANY YARD OF 10' OR GREATER.

POTENTIAL SOLAR ZONE

ALL ROOFING MATERIAL IS ASPHALT SHINGLE UNLESS OTHERWISE NOTED.

ROOF PLAN

1401 SANTA CRUZ AVE., MENLO PARK

THOMAS JAMES HOMES

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

0 4 8 16

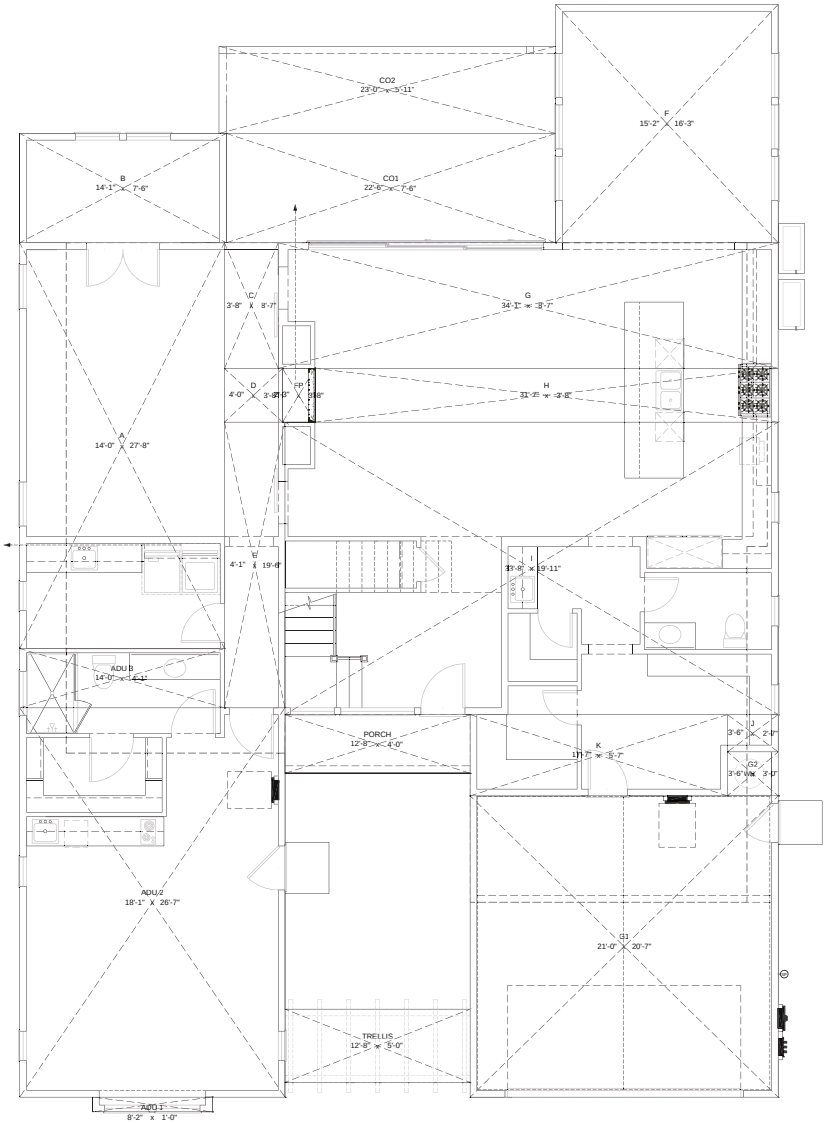
NORTH

DATE 10-07-2024

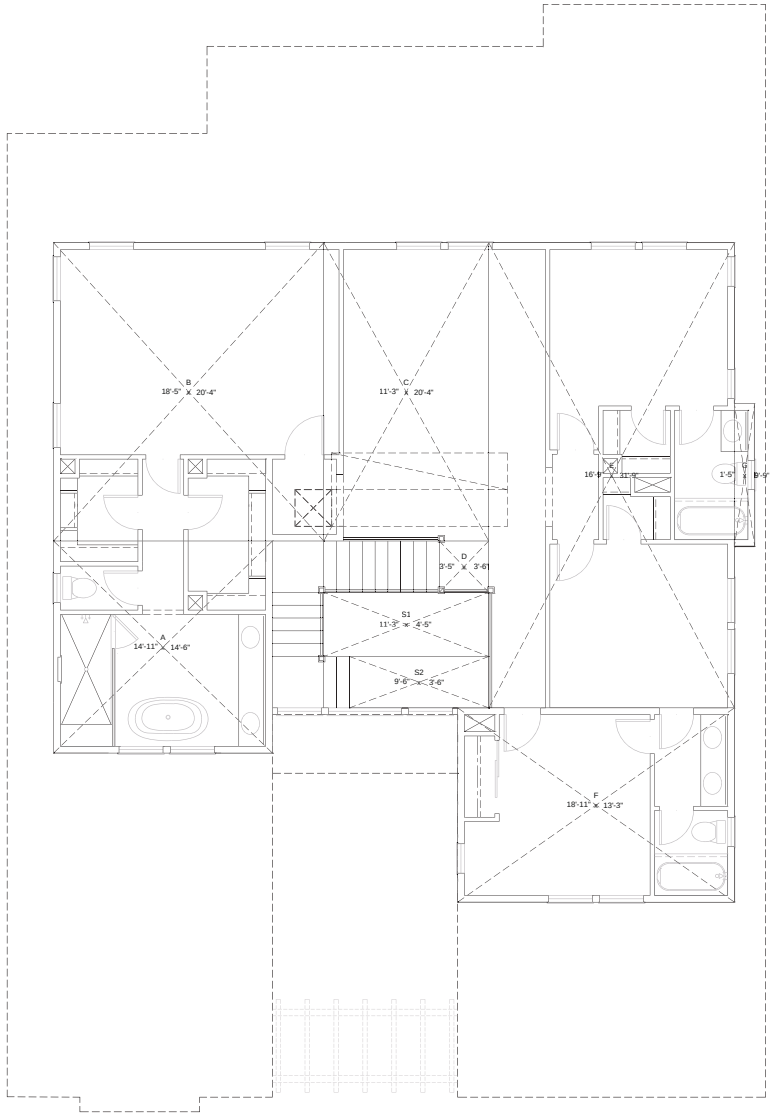
JOB NO. 1641.078

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.7



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR AREA	
A	387.3 SQ. FT.
B	105.6 SQ. FT.
C	31.5 SQ. FT.
D	14.7 SQ. FT.
E	79.6 SQ. FT.
F	246.5 SQ. FT.
G	292.6 SQ. FT.
H	115.8 SQ. FT.
I	670.5 SQ. FT.
J	9.0 SQ. FT.
K	98.2 SQ. FT.
TOTAL	2051.3 SQ. FT.
GARAGE	
G1	432.3 SQ. FT.
G2	10.5 SQ. FT.
TOTAL	442.8 SQ. FT.
ADU	
ADU1	8.2 SQ. FT.
ADU2	480.0 SQ. FT.
ADU3	56.4 SQ. FT.
TOTAL	544.6 SQ. FT.
OUTDOOR LIVING	
CO1	167.5 SQ. FT.
CO2	136.3 SQ. FT.
TOTAL	303.8 SQ. FT.

SECOND FLOOR AREA	
A	216.3 SQ. FT.
B	374.5 SQ. FT.
C	228.8 SQ. FT.
D	11.9 SQ. FT.
E	531.8 SQ. FT.
F	250.7 SQ. FT.
G	13.8 SQ. FT.
TOTAL (LIVING)	1627.8 SQ. FT.
2ND FLR. VOL.CLG.	
S1	49.6 SQ. FT.
S2	33.2 SQ. FT.
TOTAL	82.8 SQ. FT.

FLOOR AREA LIMIT	
FIRST FLOOR	2051.3 SQ. FT.
SECOND FLOOR	1627.8 SQ. FT.
GARAGE	442.8 SQ. FT.
2ND FLR. VOL. CLG.	82.8 SQ. FT.
TOTAL	4204.7 SQ. FT.
MAX. F.A.L.	4218.0 SQ. FT.

PORCH	
PORCH (COVERED)	50.5 SQ. FT.

FIREPLACE	
FP	8.1 SQ. FT.

BUILDING COVERAGE	
FIRST FLOOR	2051.3 SQ. FT.
GARAGE	442.8 SQ. FT.
PORCH	50.5 SQ. FT.
FIREPLACE	8.1 SQ. FT.
OUTDOOR LIVING	303.8 SQ. FT.
TRELLIS	63.1 SQ. FT.
ADU	544.6 SQ. FT.
TOTAL	3464.2 SQ. FT.
MAX. BUILDING COVERAGE	4435.2 SQ. FT.

FLOOR AREA DIAGRAM

1401 SANTA CRUZ AVE., MENLO PARK

THOMAS JAMES HOMES

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

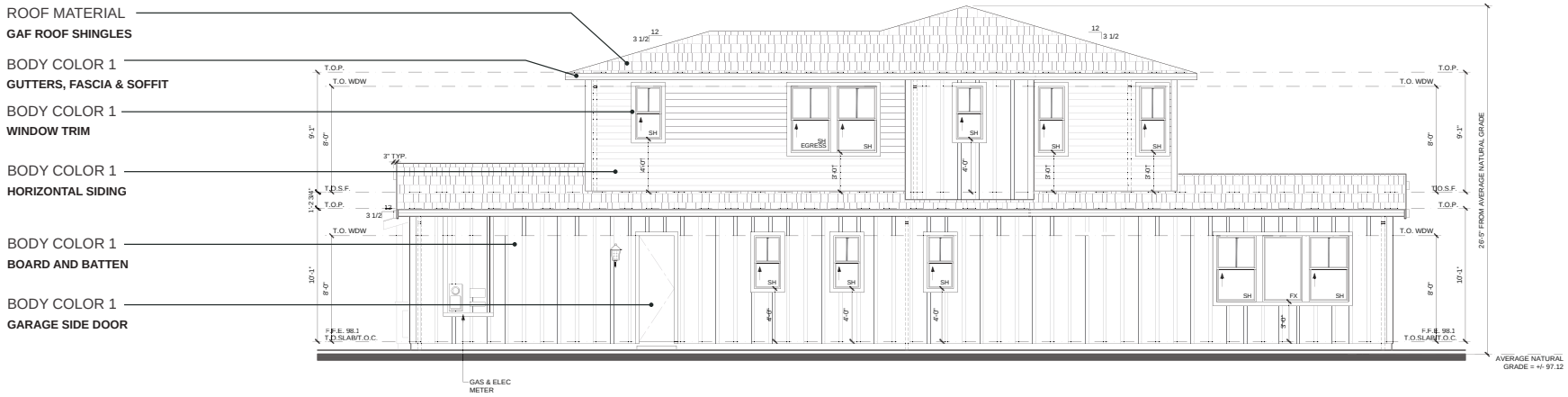
0 4 8 16

NORTH

DATE 10-07-2024
JOB NO. 1641.078

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.8



RIGHT ELEVATION (SOUTHWEST)

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

BODY COLOR 1

WHITE HERON
SW 7627
- SIDING
- BOARD AND BATTEN
- DOOR AND WINDOW TRIMS
- ENTRY WINDOW PANELING
- BAY WINDOW PANELING
- CORBELS, GABLE TRIM, PORCH POSTS, AND TRE
- FASCIA, SOFFIT, AND GUTTERS
- GARAGE SIDE DOOR

BODY COLOR 2

LINK GRAY
SW 6200
- FRONT DOOR
- ADU DOOR

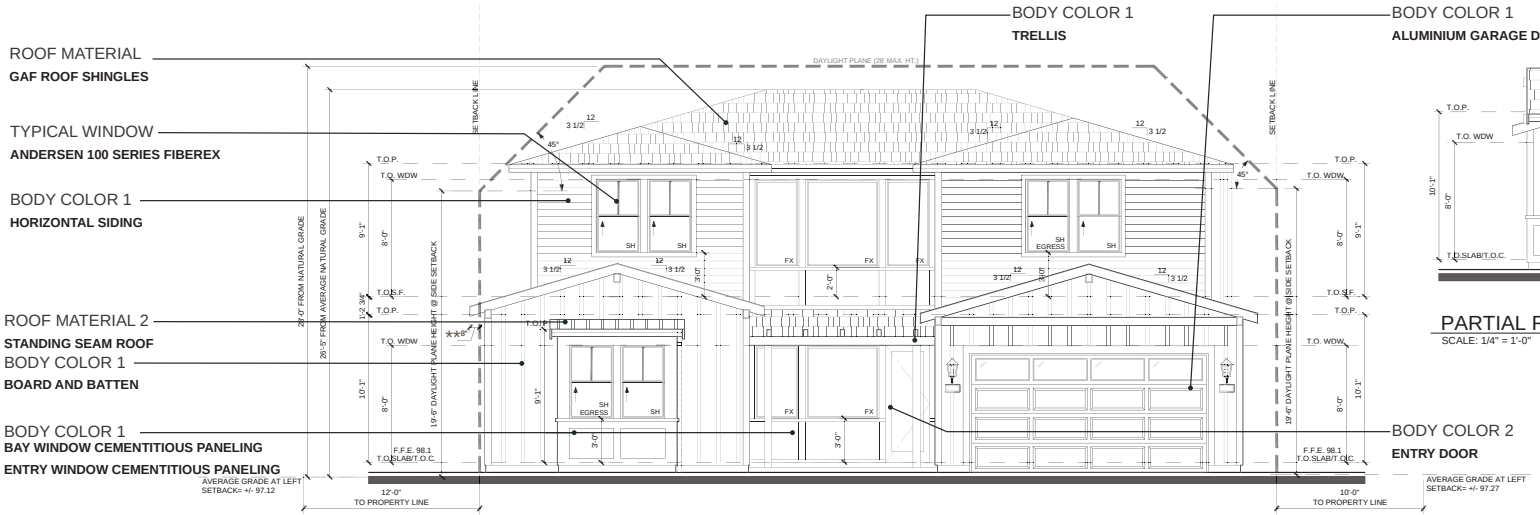
ROOF MATERIAL

GAF ROOF SHINGLES - RS
CHARCOAL

FOR MORE INFORMATION SEE EXTERIOR RENDERS & COLOR BOARD

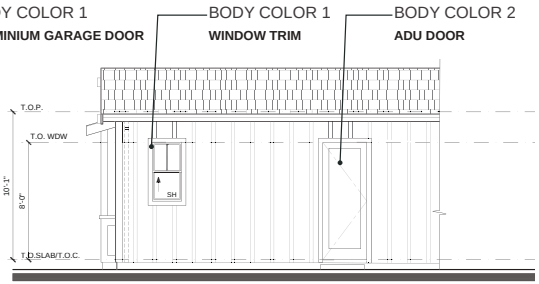
ELEVATION LEGEND

FX	FIXED WINDOW
SH	SINGLE HUNG WINDOW



FRONT ELEVATION (NORTHWEST)

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



PARTIAL RIGHT ELEVATION @ ENTRY COURTYARD

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

** AS PER MENLO PARK GUIDELINES, 18" INTRUSION OF ARCHITECTURAL FEATURES, SUCH AS EAVES, IS ALLOWABLE INTO ANY YARD OF LESS THAN 10'. 3' INTRUSION OF ARCHITECTURAL FEATURES, SUCH AS EAVES, IS ALLOWABLE INTO ANY YARD OF 10' OR GREATER.

WINDOWS
ANDERSEN 100 SERIES FIBEREX FOR ALL WINDOWS TYP. - NO SIMULATED DIVIDED LITE

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

0 4 8 16

ELEVATIONS

1401 SANTA CRUZ AVE., MENLO PARK

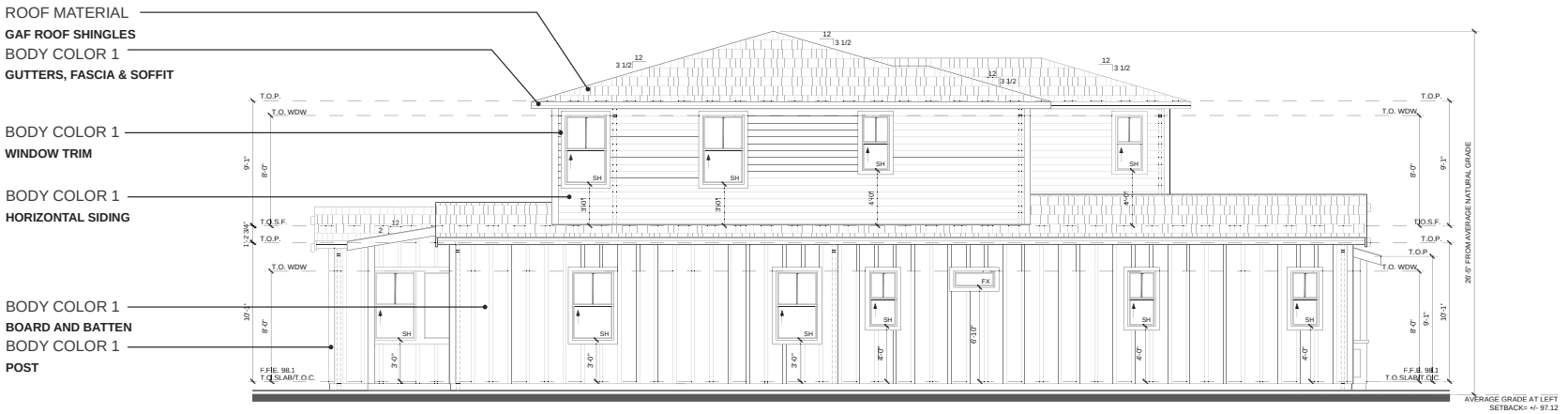
THOMAS JAMES HOMES

DAHLIN

DATE	10-07-2024
JOB NO.	1641.078

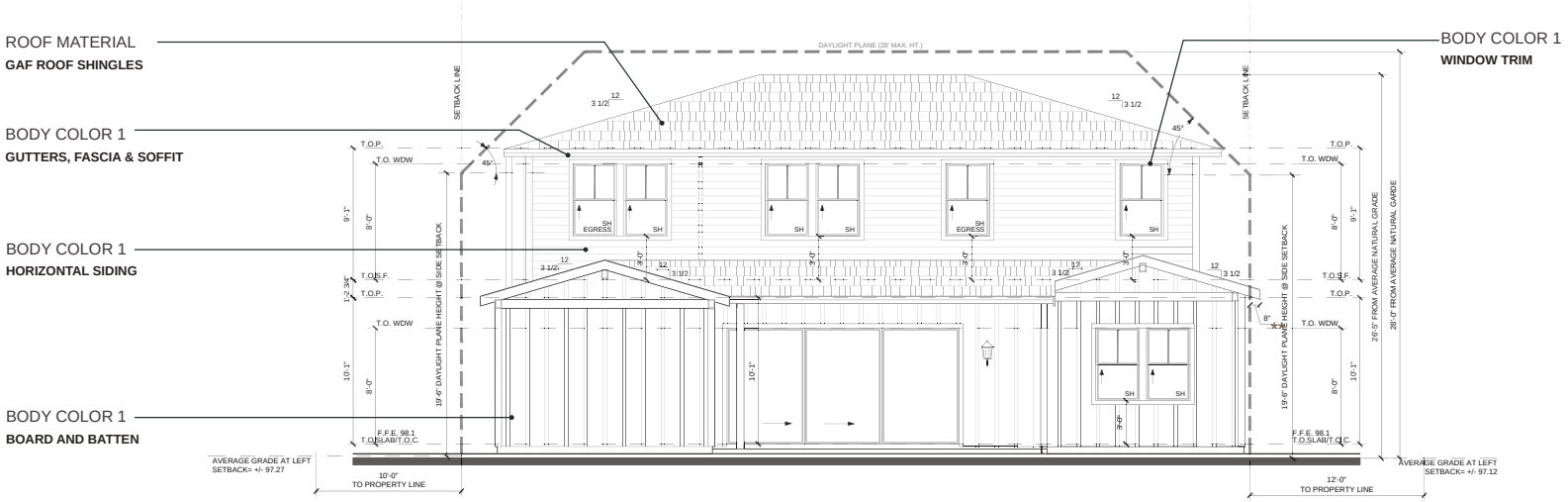
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.9



LEFT ELEVATION (NORTHEAST)

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



REAR ELEVATION (SOUTHEAST)

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

BODY COLOR 1

WHITE HERON
SW 7627
- SIDING
- BOARD AND BATTEN
- DOOR AND WINDOW TRIMS
- ENTRY WINDOW PANELING
- BAY WINDOW PANELING
- CORBELS, GABLE TRIM, PORCH POSTS, AND TREI
- FASCIA, SOFFIT, AND GUTTERS
- GARAGE SIDE DOOR

BODY COLOR 2

LINK GRAY
SW 6200
- FRONT DOOR
- ADU DOOR

ROOF MATERIAL

GAF ROOF SHINGLES - RS
CHARCOAL

FOR MORE INFORMATION SEE EXTERIOR RENDERS & COLOR BOARD

ELEVATION LEGEND

FX	FIXED WINDOW
SH	SINGLE HUNG WINDOW

** AS PER MENLO PARK GUIDELINES, 18" INTRUSION OF ARCHITECTURAL FEATURES, SUCH AS EAVES, IS ALLOWABLE INTO ANY YARD OF LESS THAN 10'. 3' INTRUSION OF ARCHITECTURAL FEATURES, SUCH AS EAVES, IS ALLOWABLE INTO ANY YARD OF 10' OR GREATER.

WINDOWS
ANDERSEN 100 SERIES FIBEREX FOR ALL WINDOWS TYP. - NO SIMULATED DIVIDED LITE

ELEVATIONS

1401 SANTA CRUZ AVE., MENLO PARK

THOMAS JAMES HOMES

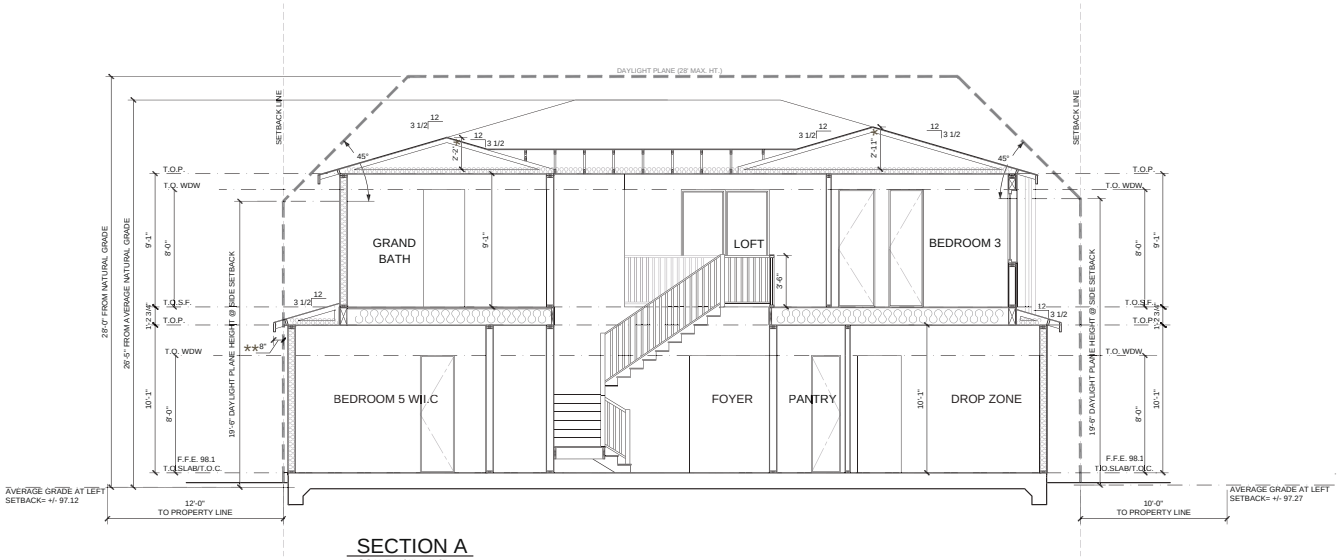
SCALE: 1/4" = 1'- 0"

0 4 8 16

DATE	10-07-2024
JOB NO.	1641.078

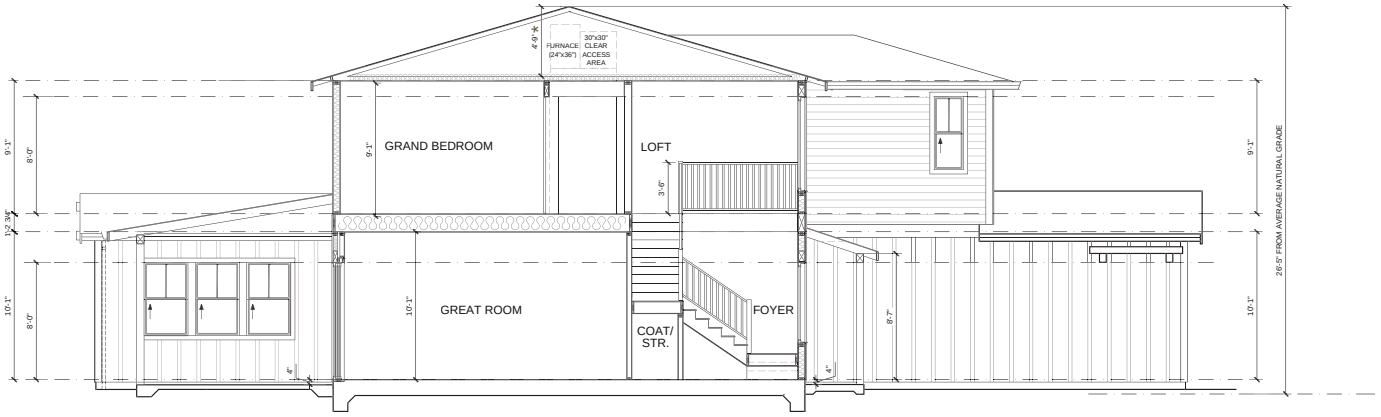
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.10



SECTION A

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



SECTION B

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

* AS PER THE MENLO PARK MUNICIPAL CODE (SECTION 16.04.313 FLOOR AREA) ATTIC SPACE WHERE THE DISTANCE BETWEEN THE TOP OF THE CEILING JOIST AND THE BOTTOM OF THE ROOF SHEATHING MEASURES LESS THAN FIVE FEET (5') IS EXCLUDED FROM THE FLOOR AREA.

** AS PER MENLO PARK GUIDELINES, 18" INTRUSION OF ARCHITECTURAL FEATURES, SUCH AS EAVES, IS ALLOWABLE INTO ANY YARD OF LESS THAN 10'. 3' INTRUSION OF ARCHITECTURAL FEATURES, SUCH AS EAVES, IS ALLOWABLE INTO ANY YARD OF 10' OR GREATER.

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

0 4 8 16

SECTIONS

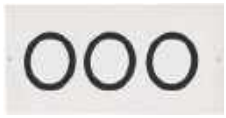
1401 SANTA CRUZ AVE., MENLO PARK

THOMAS JAMES HOMES

DATE	10-07-2024
JOB NO.	1641.078

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

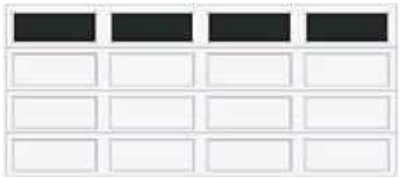
A.11



4" HOUSE NUMBERS
REPRESENTS MATERIALS ONLY. NUMBERS TO REFLECT PROPERTY ADDRESS

EXTERIOR LIGHT FIXTURE
DARK SKY COMPLIANT

FRONT DOOR & ADU DOOR
CRAFTSMAN WITH DENTIL SHELF FIBERGLASS DOOR
WITH SATIN ETCH GLASS



GARAGE DOOR
OVERHEAD GARAGE DOOR
WITH FROSTED GLASS WINDOWS
COLOR: WHITE

WINDOW FRAMES: BLACK

EXTERIOR RENDERINGS

COLOR SCHEME - CUSTOM

WHITE HERON
SW 7627
- SIDING
- BOARD AND BATTEN
- DOOR AND WINDOW TRIMS
- ENTRY WINDOW PANELING
- BAY WINDOW PANELING
- CORBELS, GABLE TRIM, PORCH POSTS, AND TRELLIS
- FASCIA, SOFFIT, AND GUTTERS
- GARAGE SIDE DOOR

LINK GRAY
SW 6200
- FRONT DOOR
- ADU DOOR

GAF ROOF SHINGLES - RS
CHARCOAL

FENCE STAIN
SEMI-SOLID
SPANISH MOSS

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

Mulberry DA 4121-52
Craftsman

1 Santa Cruz Avenue
Menlo Park, California 94025

DocuSigned by:
6/10/2024

DocuSigned by:
6/6/2024

This is an example of design specifications for this particular plan and elevation. Detailed specifications, finishes and fixtures are subject to change, on homes prior to sale, at any time without notice or obligation. Square footages and lot dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. Room size, walls, windows, doors, porches and balconies vary per home elevation and location. Not an offer or solicitation to sell real property. Thomas James Homes is a registered trademark of Thomas James Homes, LLC. ©2018 Thomas James Homes. All rights reserved. CA DRE license #02057367

Date *06/05/24*

Designer *TJH NorCal*

Architect *Bassenian Lagoni*

COLOR BOARD
I-1.01

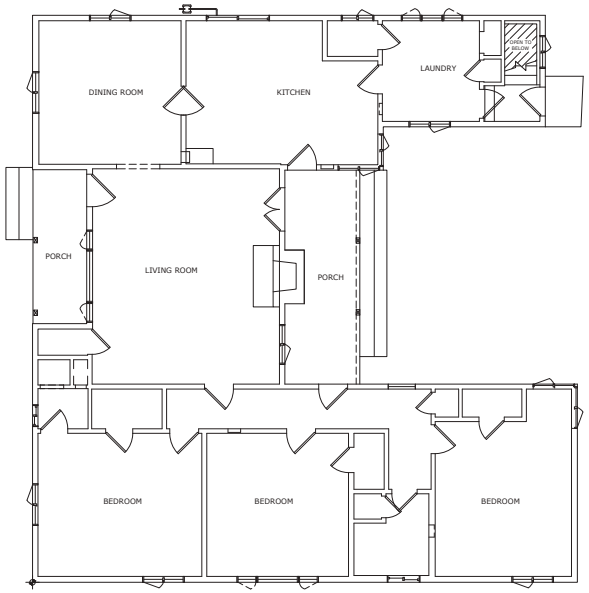
SINGLE-FAMILY RESIDENCE

1401 SANTA CRUZ AVENUE
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

BAY AREA REGIONAL OFFICE

MICHAEL LI
REGIONAL DIRECTOR
MLI@PPMCO.NET
(510) 479-7109 EXT. 221

LINDSEY GREENE
PROJECT MANAGER
LGREENE@PPMCO.NET
(510) 479-7109 EXT. 222

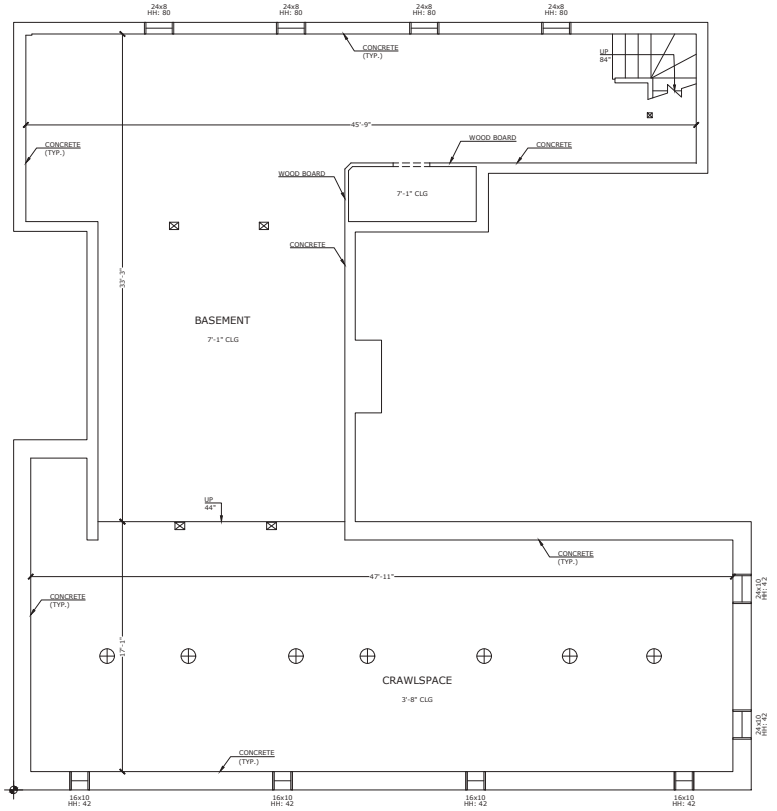
CORPORATE OFFICE

OFFICE@PPMCO.NET
(855) 272-8458 EXT. 100
HTTPS://PPMCO.NET/CONTACT/

SHEET INDEX

LEGEND

LOW CASEWORK
UPPER CASEWORK
FULL HEIGHT CASEWORK
W/D – WASHER/DRYER COMBO
W – WASHER
D – DRYER
R – RANGE
REF – REFRIGERATOR
OV – 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
– ELECTRICAL PANEL
– WALL HEATER
– DATUM POINT
CLG – CEILING HEIGHT
HH – HEADER HEIGHT



BASEMENT

FLOOR AREA	
BASEMENT	1929.0 SQ. FT.
FIRST FLOOR	1942.0 SQ. FT.
TOTAL LIVING (FIRST FLOOR ONLY *BASEMENT EXCLUDED)	1942.0 SQ. FT.
GARAGE	541.1 SQ. FT.
ENTRY PORCH (COVERED)	128.5 SQ. FT.
REAR PORCH (COVERED)	70.9 SQ. FT.
FIREPLACE	15.1 SQ. FT.
TOTAL FAL: (LIVING + GARAGE) * BASEMENT EXCLUDED	2483.1 SQ. FT.
MAX. FAL	4218.0 SQ. FT.

BUILDING COVERAGE	
FIRST FLOOR	1942.0 SQ. FT.
GARAGE	541.1 SQ. FT.
ENTRY PORCH (COVERED)	128.5 SQ. FT.
REAR PORCH (COVERED)	70.9 SQ. FT.
FIREPLACE	15.1 SQ. FT.
TOTAL:	2697.6 SQ. FT.
MAX. BLDG COVERAGE	4435.2 SQ. FT.

PRECISION PROPERTY MEASUREMENTS
WWW.PPMCO.NET
#SS-AS-BUILT

PREPARED FOR: THOMAS JAMES HOMES

PROJECT NAME: 1401 SANTA CRUZ AVENUE PROJECT
MENLO PARK, CA

PLAN TYPE: FLOOR PLAN

PROJECT NUMBER: 5411_BA
DATE: 04/25/2024

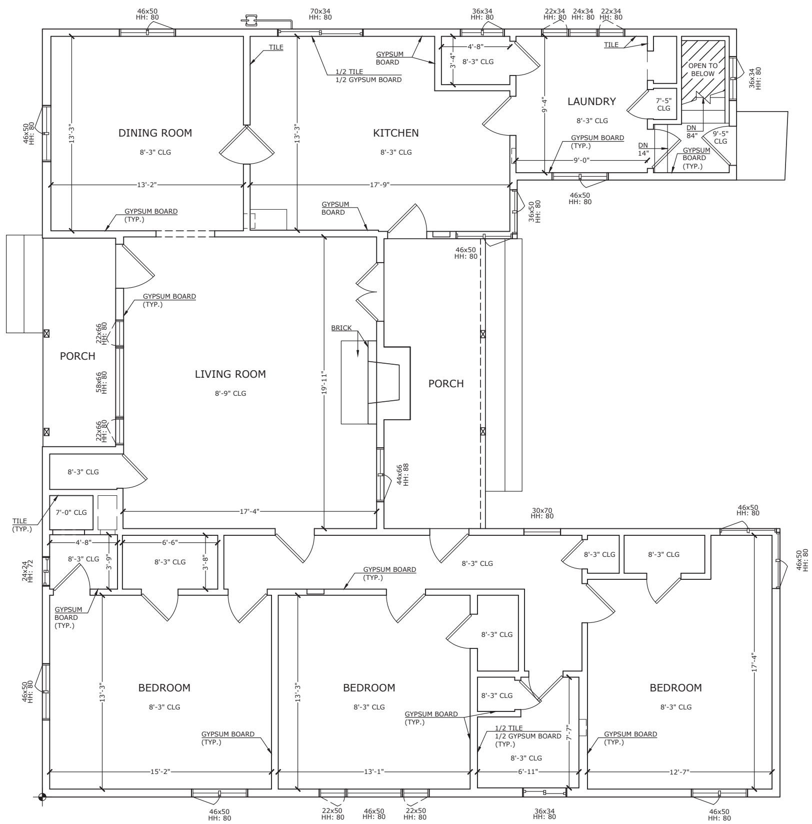
SCALE: 1/4" = 1'-0"

SHEET: 2 OF 6

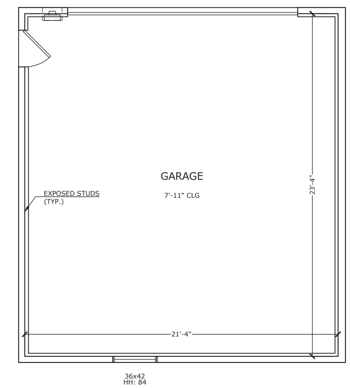
A20

LEGEND

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



1st FLOOR



GARAGE

FLOOR AREA	
BASEMENT	1929.0 SQ. FT.
FIRST FLOOR	1942.0 SQ. FT.
TOTAL LIVING (FIRST FLOOR ONLY *BASEMENT EXCLUDED)	1942.0 SQ. FT.
GARAGE	541.1 SQ. FT.
ENTRY PORCH (COVERED)	128.5 SQ. FT.
REAR PORCH (COVERED)	70.9 SQ. FT.
FIREPLACE	15.1 SQ. FT.
TOTAL FAL: (LIVING + GARAGE) * BASEMENT EXCLUDED	2483.1 SQ. FT.
MAX. FAL	4218.0 SQ. FT.

BUILDING COVERAGE	
FIRST FLOOR	1942.0 SQ. FT.
GARAGE	541.1 SQ. FT.
ENTRY PORCH (COVERED)	128.5 SQ. FT.
REAR PORCH (COVERED)	70.9 SQ. FT.
FIREPLACE	15.1 SQ. FT.
TOTAL:	2697.6 SQ. FT.
MAX. BLDG COVERAGE	4435.2 SQ. FT.

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

PREPARED FOR: THOMAS JAMES HOMES

PROJECT NAME: 1401 SANTA CRUZ AVENUE PROJECT
MENLO PARK, CA

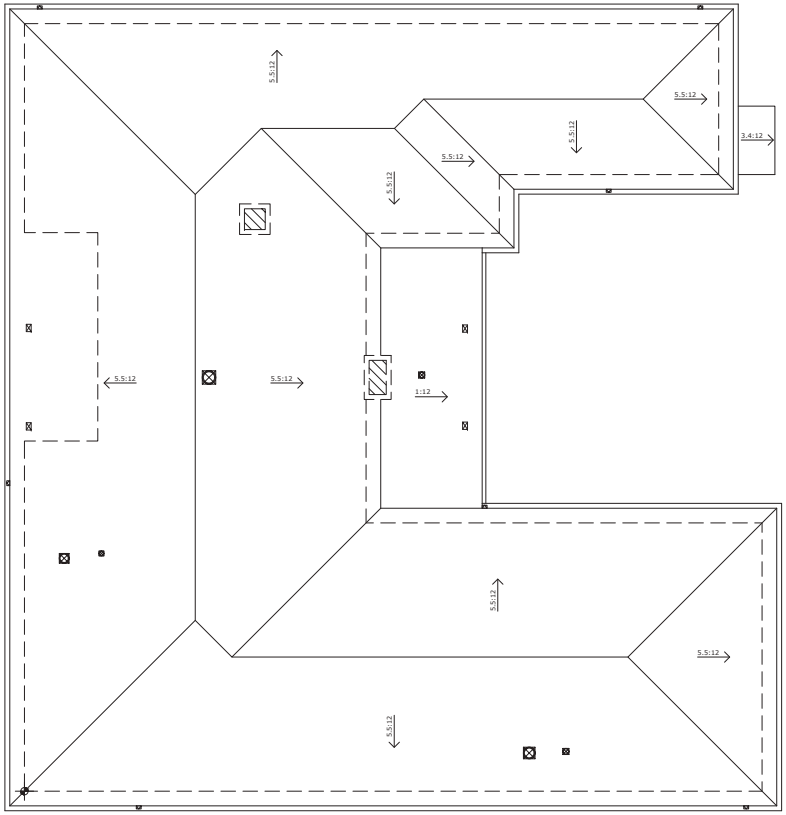
PLAN TYPE: FLOOR PLAN

PROJECT NUMBER: 5411_BA
DATE: 04/25/2024
SCALE: 1/4" = 1'-0"
SHEET 3 OF 6

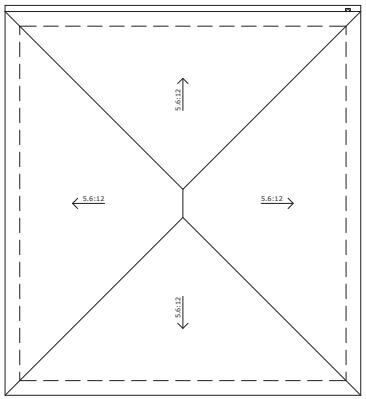
A21

LEGEND

CHIMNEY OUTLINE
BUILDING FOOTPRINT
AIR CONDITIONER
ROOF DRAIN
DOWNSPOUT
RTU ROOF TOP UNIT
ROOF TOP HATCH
UTILITY BOX
ROOF VENT
DATUM POINT



MAIN HOUSE



GARAGE

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

PREPARED FOR: THOMAS JAMES HOMES

PROJECT NAME: 1401 SANTA CRUZ AVENUE PROJECT
MENLO PARK, CA

PLAN TYPE: ROOF PLAN

PROJECT NUMBER: 5411_BA
DATE: 04/25/2024

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

SHEET: 4 OF 6

A22

LEGEND

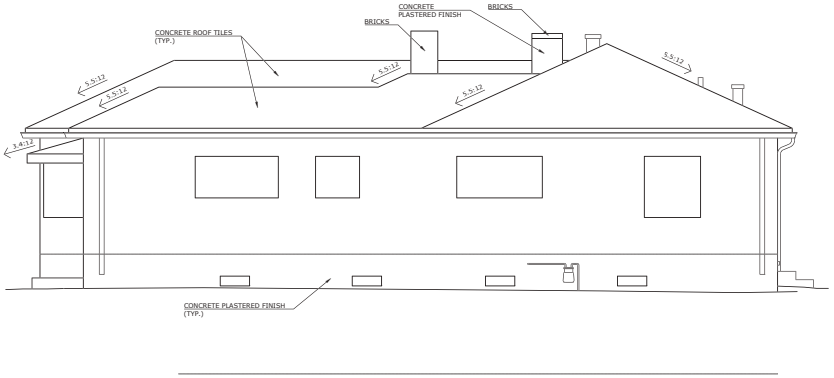
FINISHED GRADE LINE — ROOF PITCH LABEL (RISE:RUN) X:12

FINISHED FLOOR LINE

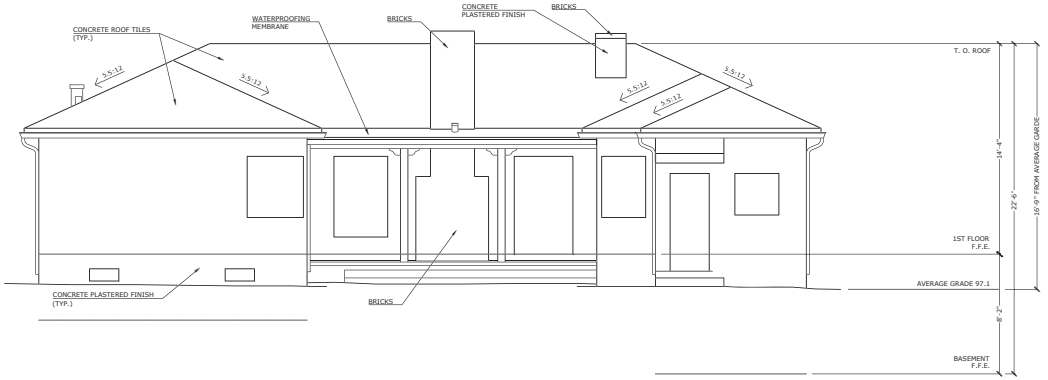
F.F.E.= FINISHED FLOOR ELEVATION F.G.= FINISHED GRADE

T.O.= TOP OF

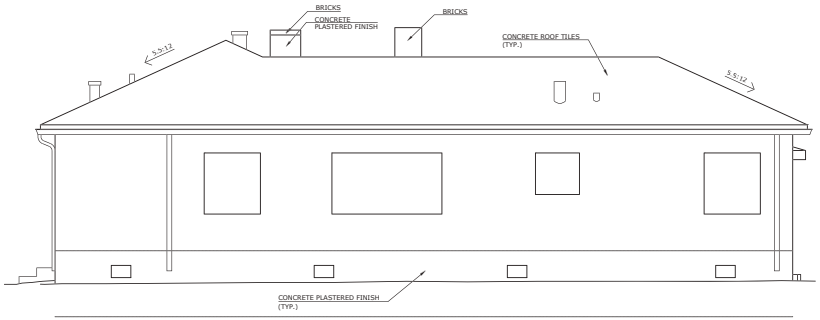
MAIN HOUSE



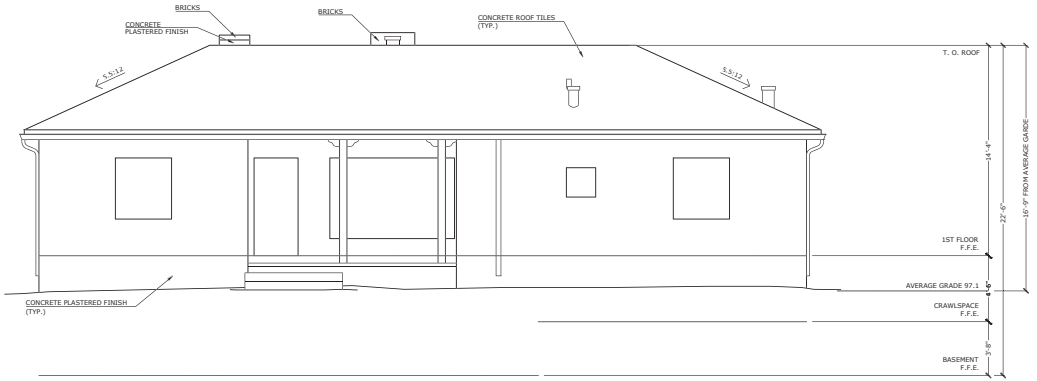
NORTHEAST



SOUTHEAST



SOUTHWEST



NORTHWEST

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

PREPARED FOR: THOMAS JAMES HOMES

PROJECT NAME: 1401 SANTA CRUZ AVENUE PROJECT
MENLO PARK, CA

PLAN TYPE: EXTERIOR ELEVATIONS

PROJECT NUMBER: 5411_BA

DATE: 04/25/2024

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

SHEET: 5 OF 6

A23

LEGEND

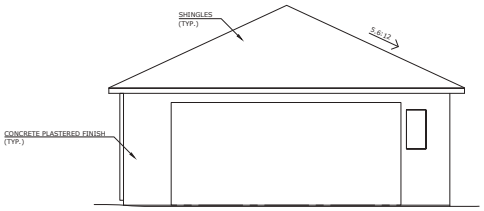
FINISHED GRADE LINE — ROOF PITCH LABEL (RISE:RUN) X:12

FINISHED FLOOR LINE

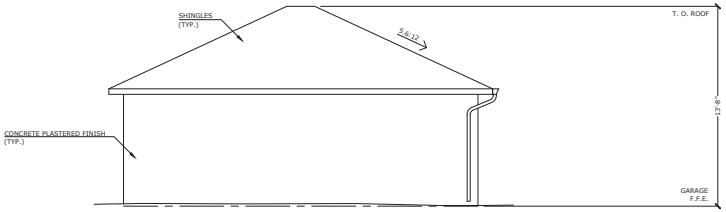
F.F.E.= FINISHED FLOOR ELEVATION F.G.= FINISHED GRADE

T.O.= TOP OF

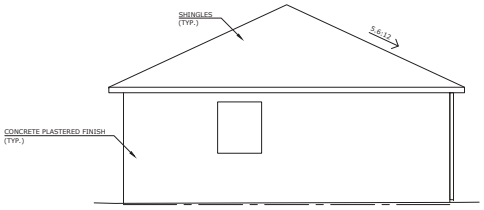
GARAGE



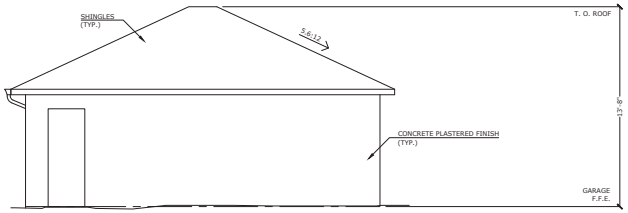
NORTHEAST



SOUTHEAST



SOUTHWEST



NORTHWEST

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

PREPARED FOR: THOMAS JAMES HOMES

PROJECT NAME: 1401 SANTA CRUZ AVENUE PROJECT
MENLO PARK, CA

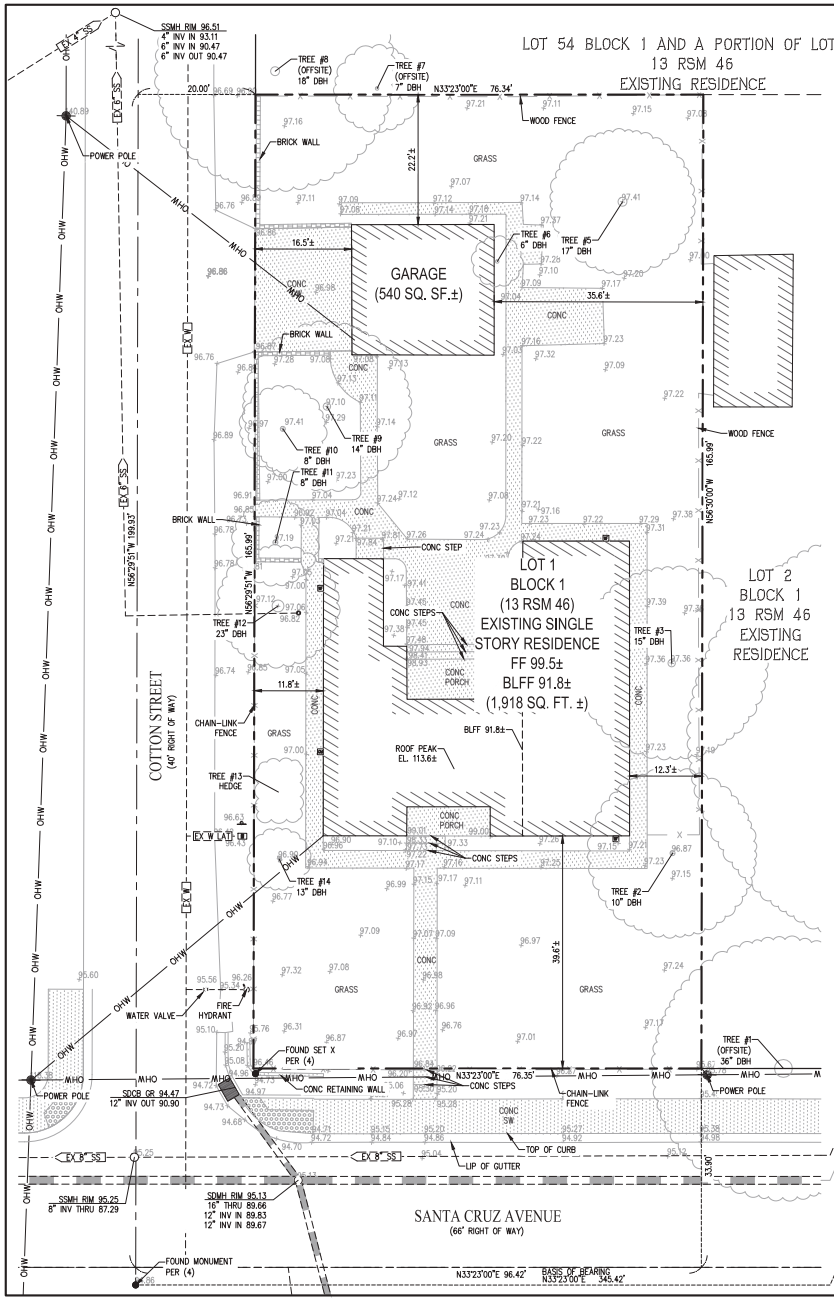
PLAN TYPE: EXTERIOR ELEVATIONS

PROJECT NUMBER: 5411_BA

DATE: 04/25/2024

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

SHEET: 6 OF 6



TITLE REPORT

FIDELITY NATIONAL TITLE COMPANY
TITLE NO. 991-30114836-OKC
DATED MARCH 1, 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 1 IN BLOCK 1 AS SHOWN ON THAT CERTAIN MAP ENTITLED "MENLO PARK TERRACE, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON MARCH 23, 1926 IN BOOK 13 OF MAPS, AT PAGE 46.

EXCEPTIONS AND EXCLUSIONS:

(#) INDICATES TITLE REPORT ITEM NUMBER

ITEMS (1) THROUGH (4) RELATE TO TAXES AND LIENS AND CANNOT BE PLOTTED.

ITEMS (5) THROUGH (10) RELATE TO THE DEED OF TRUST AND THE TITLE AND CANNOT BE PLOTTED.

BENCHMARK:

BENCHMARK ID: MENLO PARK CITY BENCHMARK 8
DESCRIPTION: CENTER STAR ON TOP OF BACK OF CATCH BASIN AT THE INTERSECTION OF HERMOSA WAY AND MIDDLE AVENUE AT THE NORTHWESTERLY END OF THE SOUTHWESTERLY CURB RETURN.
ELEVATION: 88.09' (NAVD 88)

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS THE LINE BETWEEN FOUND MONUMENTS ON SANTA CRUZ AVENUE, TAKEN AS N33°23'00"E, AS SAID MONUMENTS ARE SHOWN ON CORNER RECORD 3359.

ASSESSOR'S PARCEL NUMBER:

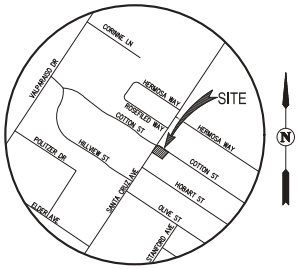
071-212-040

AREA:

LOT AREA: 12,672 SQ. FT. MORE OR LESS

REFERENCES:

(#) INDICATES REFERENCE NUMBER
(1) 13 RSM 46
(2) 26 LLS 12
(3) CORNER RECORD 1809
(4) CORNER RECORD 3359



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.

7) TREE NUMBERS ARE PER THE ARBORIST REPORT BY CALIFORNIA TREE AND LANDSCAPE CONSULTING, INC. DATED APRIL 22, 2024.

FLOOD ZONE:

ZONE X: AREA OF MINIMAL FLOOD HAZARD

SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 06081C0304E

DATED: OCTOBER 16, 2012

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
103.30	EXISTING GROUND ELEVATION
	EXISTING FIRE HYDRANT
	FOUND MONUMENT AS NOTED

AC	ASPHALT CONCRETE
APN	ASSESSORS PARCEL NUMBER
BLFF	BASEMENT LEVEL FINISHED FLOOR
BM	BENCHMARK
CONC	CONCRETE
DBH	DIAMETER BREAST HEIGHT
DW	DRIVEWAY
EL	ELEVATION
FF	FINISHED FLOOR
INV	INVERT
LAT	LATERAL
OHW	OVERHEAD WIRES
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SDCB	STORM DRAIN CATCH BASIN
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

05/03/2024
DATE

LICENSED LAND SURVEYOR MARK H. WEHBER 7960 STATE OF CALIFORNIA

1401 SANTA CRUZ AVENUE
TOPOGRAPHIC & BOUNDARY SURVEY

CITY OF MENLO PARK COUNTY OF SAN MATEO CALIFORNIA

SCALE: 1" = 10' DATE: MAY 2, 2024

0 10 20 30

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

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

SHEET NO. 1 OF 1 SHEETS

F:\3065-000\MENLO PARK\1401 SANTA CRUZ AVE\ACAD\EXHIBITS\065-LOT SURVEY_1401 SANTA CRUZ AVE.DWG

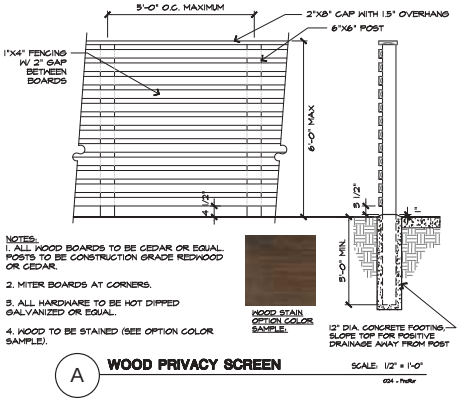
TREE PROTECTION CHART

TAG#	ON-SITE	ORDINANCE TREE	DIA(INCHES)	BOTANICAL NAME	COMMON NAME	STATUS
1	NO	YES	36	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
2	YES	NO	10	CUPRESSUS ARIZONICA	ARIZONA CYPRESS	REMOVE
3	YES	YES	15	PERSEA SP.	AVOCADO	RETAIN AND PROTECT
4	NO	YES	57	QUERCUS LOBATA	VALLEY OAK	RETAIN AND PROTECT
5	YES	YES	17	JUGLANS REGIA	ENGLISH WALNUT	REMOVE
6	YES	NO	6	PYRUS COMMUNIS	COMMON PEAR	REMOVE
7	NO	NO	7	ILEX SP.	VARIEGATED HOLLY	RETAIN AND PROTECT
8	NO	YES	18	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	RETAIN AND PROTECT
9	YES	NO	14	DIOSPYROS SP	PERSIMMON	REMOVE
10	YES	NO	8	CITRUS SINENSIS	CITRUS- ORANGE	REMOVE
11	YES	NO	8	CITRUS PARADIS	CITRUS- GRAPEFRUIT	REMOVE
12	YES	NO	23	PRUNUS SP.	CHERRY	REMVOE
13	YES	NO	4	PHOTINIA SP.	PHOTINIA	REMOVE
14	YES	NO	13	ILEX SP.	HOLLY	REMOVE

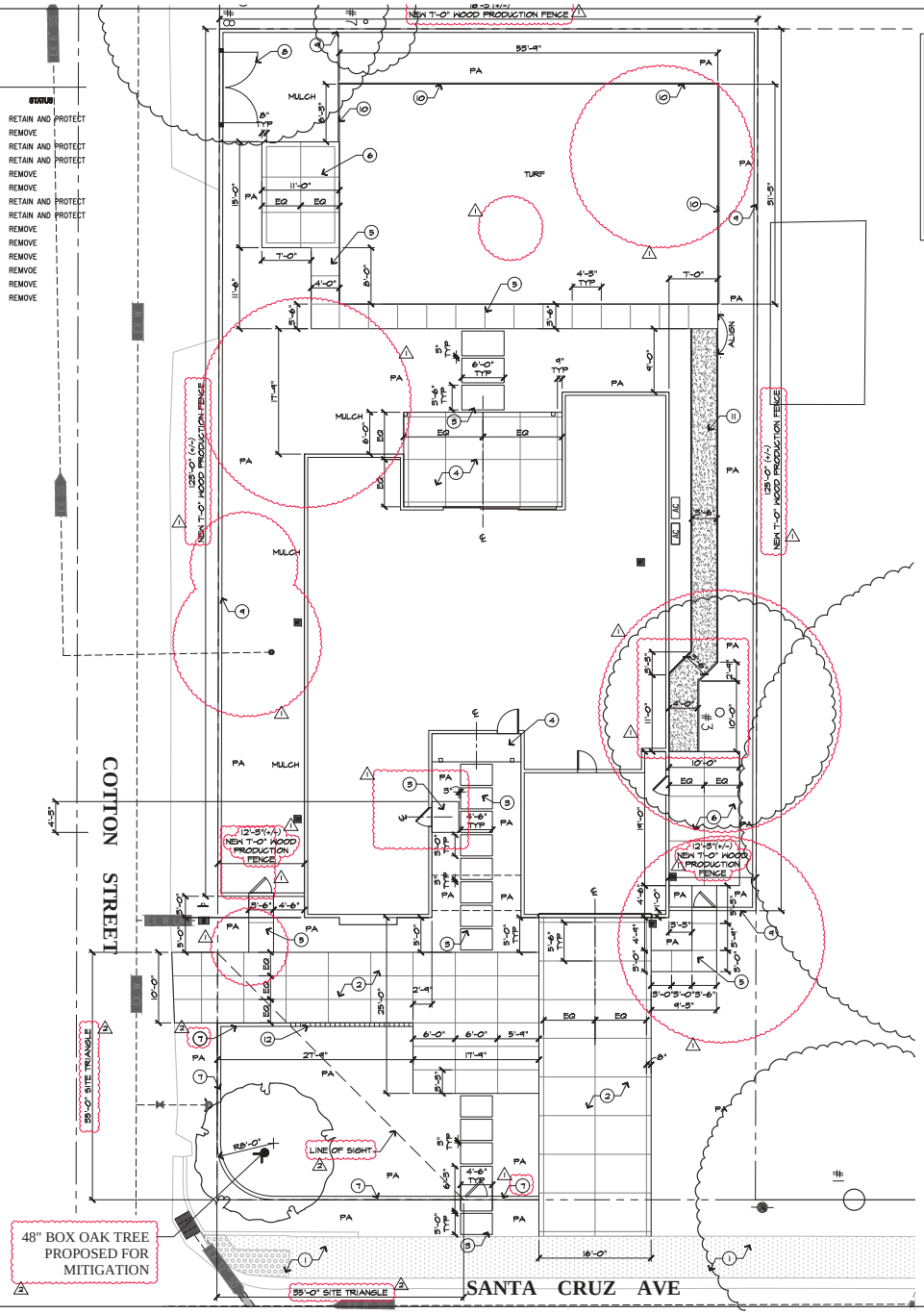
NOTE: REFER TO TREE PROTECTION PLAN FOR ADDITIONAL INFORMATION

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 **WOOD PRIVACY SCREEN** SCALE: 1/2" = 1'-0"



SITE CALCULATIONS:

AREA	TOTAL SF	% OF LOT AREA
EXISTING		
TOTAL LOT AREA	12,672 SF	100%
PERMEABLE AREAS	6,930 SF	55%
PROPOSED PLANTING AREA (IRRIGATED)	6,220 SF	
MULCH AREA (NON-IRRIGATED)	501 SF	
DG PATH	209 SF	
IMPERVIOUS AREAS	5,742 SF	45%
BUILDING FOOTPRINT	4,366 SF	
CONCRETE PORCH (FRONT)	80 SF	
CONCRETE PORCH (REAR)	320 SF	
CONCRETE DRIVEWAY	1,418 SF	
CONCRETE WALKS	941 SF	

CONSTRUCTION LEGEND

1. EXISTING CONCRETE SIDEWALK.
2. CONCRETE DRIVEWAY: REFER TO DETAIL C, SHEET LL2. 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 LL2. 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 WALK: REFER TO DETAIL B, SHEET LL2. 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 UTILITY PATIO: REFER TO DETAIL B, SHEET LL2. STANDARD CONCRETE WITH "SAND BLAST" FINISH WITH TOP CAST #05 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. INSTALL TOOLED SCORE JOINTS AS SHOWN ON PLANS.
7. 3' HIGH FENCE W/GATE. TO L.F. (CONTRACTOR TO VERIFY) SIM DETAIL F SHEET LL2
8. DUAL LEAF ACCESS GATE: INSTALL PER DETAIL G, SHEET LL2
9. WOOD PRODUCTION FENCE W/ GATE, 375 L.F. (CONTRACTOR TO VERIFY): INSTALL PER DETAIL F, SHEET LL2.
10. METAL HEADER AT TURF PERIMETER: INSTALL PER DETAIL D, SHEET LL2.
11. CRUSHED GRANITE PATH: INSTALL PER DETAIL E, SHEET LL2.
12. 6'-0" WOOD PRIVACY SCREEN, INSTALL PER DETAIL A, THIS SHEET.

PA = PLANTING AREA
CL = CENTERLINE
EQ = EQUAL

NOTES:
WATER SUPPLY IS DOMESTIC, PROVIDER IS CALIFORNIA WATER COMPANY (650-854-5454).

SEE SHEET LL2 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"

THOMAS JAMES HOMES

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:

1401 SANTA CRUZ AVENUE

MENLO PARK, CALIFORNIA

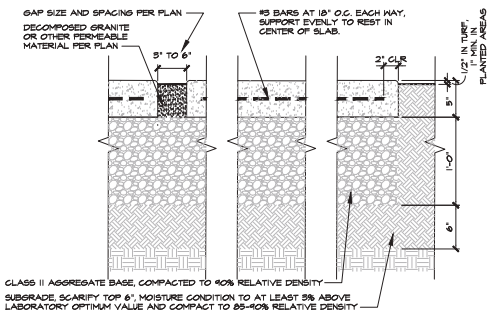
PROPOSED LANDSCAPE PLAN

LICENSED LANDSCAPE ARCHITECT ANNIKA M. CARPENTER # 3684 10-5-2024 State of California

PROJECT #:
DATE: OCT. 3, 2024
SCALE: 1/8" = 1'-0"
DRAWN BY: LC
CHECKED BY: AMC

REVISIONS:
1. 9.5.24: PLAN CHECK 1
2. 9.5.24: PLAN CHECK 2

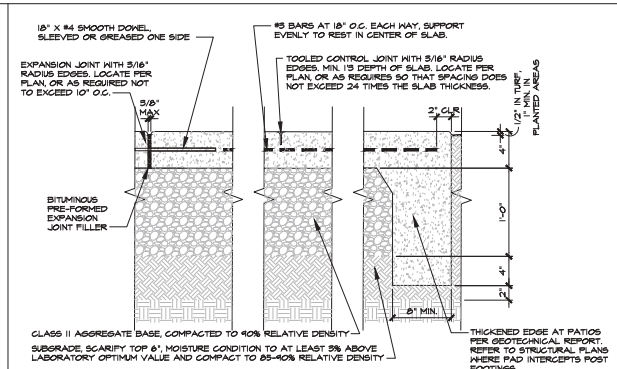
SHEET
LI.1
1 OF 11 SHEETS



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

A **CONCRETE PAVERS** NOT TO SCALE

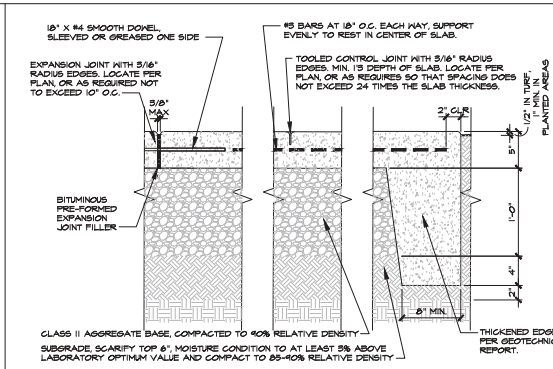
016 - ConcPavers-TJH



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

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

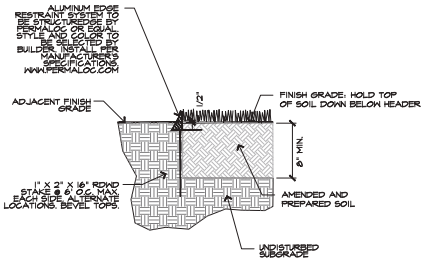
016 - ConcPaving-Ped



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

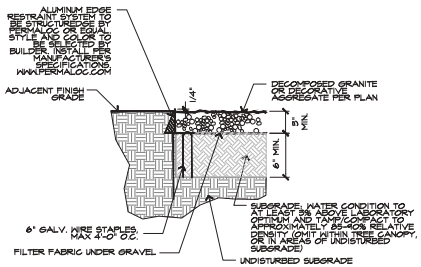
C **CONCRETE PAVING (VEHICULAR)** NOT TO SCALE

016 - ConcPaving-Veh



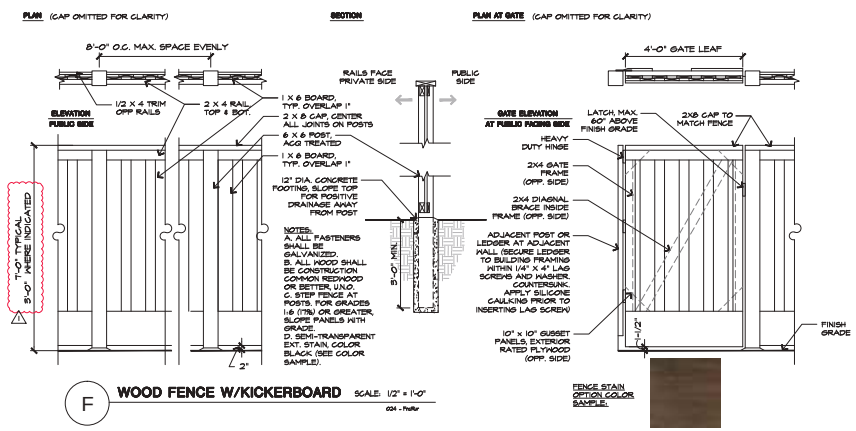
D **SODDED TURF HEADER** SCALE : 3/4"=1'-0"

016 - HeaderBrd



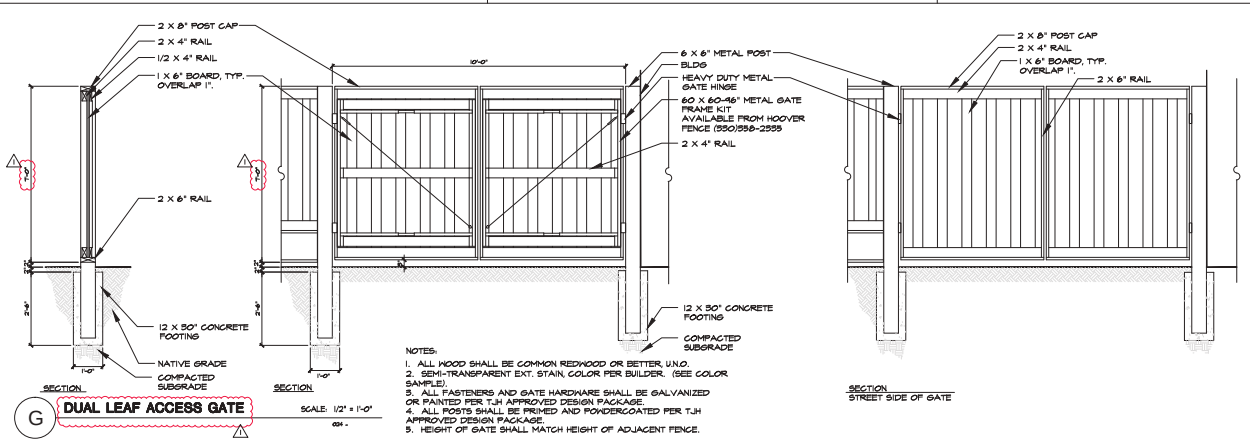
E **CRUSHED GRANITE OR DECORATIVE AGGREGATE PATH** SCALE : 3/4"=1'-0"

016 - HeaderBrd



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

024 - Prefbr



G **DUAL LEAF ACCESS GATE** SCALE: 1/2" = 1'-0"

024 -

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:
1401 SANTA CRUZ AVENUE
MENLO PARK, CALIFORNIA

CONSTRUCTION DETAILS

LICENSED LANDSCAPE ARCHITECT CYNTHIA M. CARPENTER # 3684 10-5-2024 State of California

PROJECT #:
DATE: OCT. 3, 2024
SCALE: AS SHOWN
DRAWN BY: LC
CHECKED BY: AMC

REVISIONS:
1 9.5.24: PLAN CHECK 1

SHEET
LI.2
2 OF 11 SHEETS

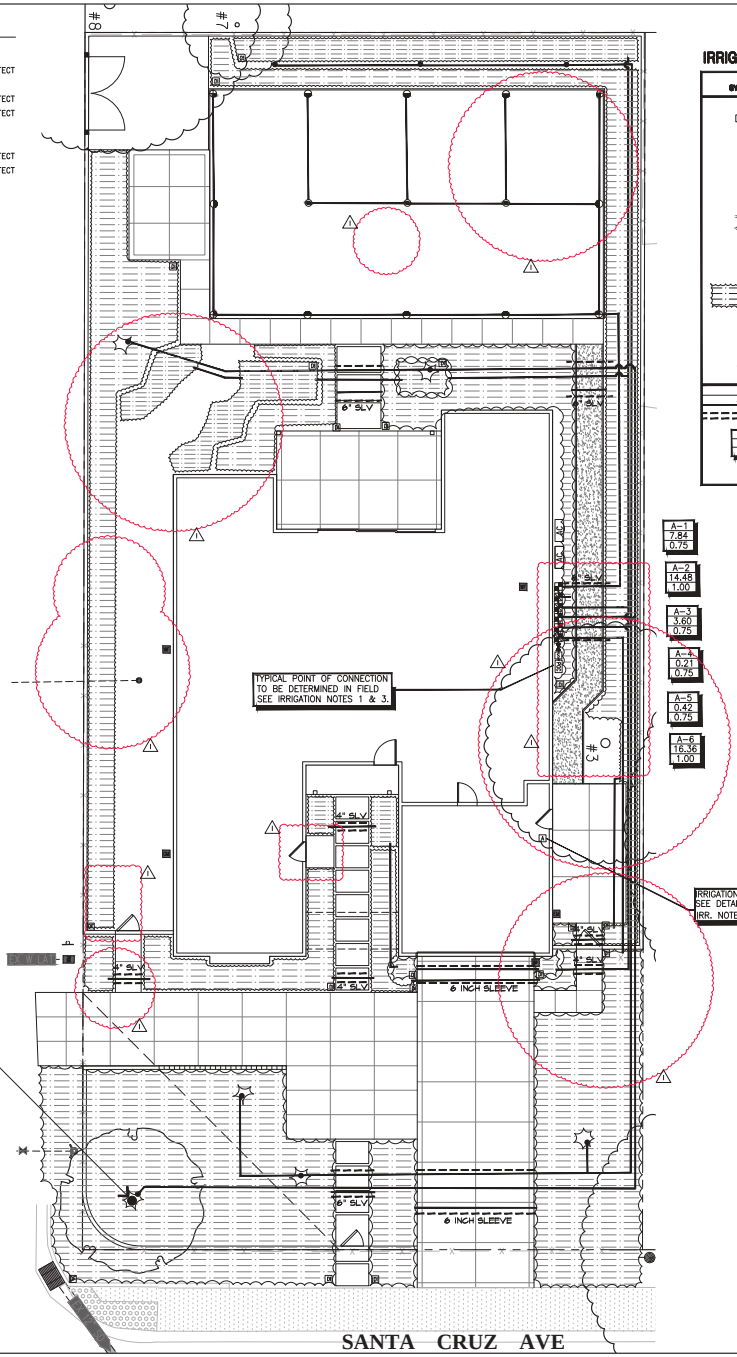
TREE PROTECTION CHART

TAG#	ON-SITE	ORDINANCE TREE	DBH(INCHES)	BOTANICAL NAME	COMMON NAME	STATUS
1	NO	YES	36	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
2	YES	NO	10	CUPRESSUS ARIZONICA	ARIZONA CYPRESS	REMOVE
3	YES	YES	15	PERSEA SP.	AVOCADO	RETAIN AND PROTECT
4	NO	YES	57	QUERCUS LOBATA	VALLEY OAK	RETAIN AND PROTECT
5	YES	YES	17	JUGLANS REGIA	ENGLISH WALNUT	REMOVE
6	YES	NO	6	PYRUS COMMUNIS	COMMON PEAR	REMOVE
7	NO	NO	7	ILEX SP.	VARIEGATED HOLLY	RETAIN AND PROTECT
8	NO	YES	18	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	RETAIN AND PROTECT
9	YES	NO	14	DIOSPYROS SP	PERSIMMON	REMOVE
10	YES	NO	8	CITRUS SINENSIS	CITRUS- ORANGE	REMOVE
11	YES	NO	8	CITRUS PARADIS	CITRUS- GRAPEFRUIT	REMOVE
12	YES	NO	23	PRUNUS SP.	CHERRY	REMVOE
13	YES	NO	4	PHOTINIA SP.	PHOTINIA	REMOVE
14	YES	NO	13	ILEX SP.	HOLLY	REMOVE

NOTE:REFER TO TREE PROTECTION PLAN FOR ADDITIONAL INFORMATION

LANDSCAPE DOCUMENT PACKAGE CHECKLIST:

- ☒ PROJECT INFORMATION:
  - DATE (see titleblock)
  - APPLICANT = Thomas James Homes
  - ADDRESS = 1401 SANTA CRUZ AVE, MENLO PARK, CA
  - TOTAL LANDSCAPE AREA = 6,230 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 = 99,508 gal/yr
- ☒ ESTIMATED TOTAL WATER USE = 92,580 gal/yr
- ☒ ESTIMATED TOTAL ADJUSTMENT FACTOR = 0.93
- ☒ SOIL MANAGEMENT REPORT
  - BUILDER TO PROVIDE TO CITY
- ☒ LANDSCAPE DESIGN PLAN (see sheet L1.1 & L2.1)
- ☒ IRRIGATION DESIGN PLAN (see sheet L2.1)
- ☒ GRADING DESIGN PLAN (see sheet GP2)



IRRIGATION SYSTEM LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION	NOZZLE GPM	OPERATING PSI
M	DOMESTIC WATER METER	-BY OTHER SECTION OF CONTRACT		
POC	POINT OF CONNECTION	-REFER TO IRRIGATION NOTE 7, DETAIL B, SHEET L2.2 -WITH HUNTER HC-100 FLOW METER		
M	1" SUB METER	-RAINBIRD FM-100-B OR EQUAL		
C	ELECTRIC CONTROLLER	-HUNTER HC-6 6 STATION CONTROLLER (ET-BASED)		
M	IRRIGATION METER	-HUNTER HC FLOW METER		
F	DRIP FLUSH	-TORO FTH		
D	DRIP INDICATOR	-HUNTER ECO-INDICATOR		
RCV	REMOTE CONTROL VALVES	-IRRITROL-2713APR		
RCV	REMOTE CONTROL VALVES	-IRRITROL-2713APR W/REGULATOR & FILTER		
BV	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-90-15'R	0.28	30
	6" POP-UP TURF SPRAY HEADS	-HUNTER-MP800SR-ORANGE-180-15'R	0.50	30
	6" POP-UP TURF SPRAY HEADS	-HUNTER-MP800SR-ORANGE-210-15'R	0.58	30
	6" POP-UP TURF SPRAY HEADS	-HUNTER-MP800SR-GREEN-360-15'R,	0.98	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	SPRAY	HIGH	TURF - REAR YARD
A-2	DRIP	LOW	SHRUBS - REAR YARD LOW WATER USE
A-3	DRIP	MED	SHRUBS - MEDIUM WATER USE
A-4	BUBBLER	LOW	TREES - LOW WATER USE
A-5	BUBBLER	MED	TREES - MEDIUM WATER USE
A-6	DRIP	LOW	SHRUBS - FRONT YARD

NOTE:

SEE SHEET L2.3 & L2.4 FOR IRRIGATION DETAILS.
SEE SHEET L2.5 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 M. CARPENTER CALIF. LANDSCAPE ARCH.#3684

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

THOMAS JAMES HOMES

RIPLEY DESIGN

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:

1401 SANTA CRUZ AVENUE

MENLO PARK, CALIFORNIA

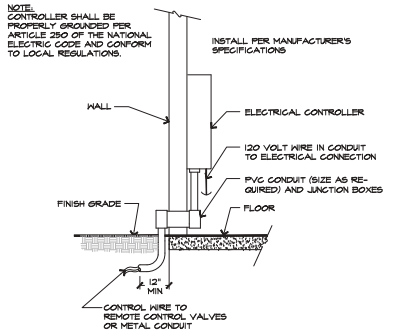
IRRIGATION PLAN

LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
10-5-2024
State of California

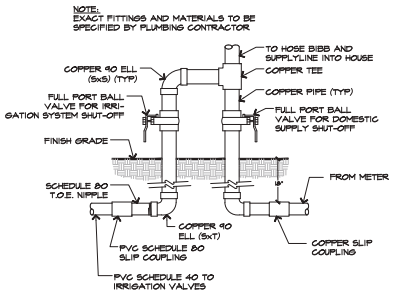
PROJECT #:
DATE: OCT. 3, 2024
SCALE: 1/8" = 1'-0"
DRAWN BY: LC
CHECKED BY: AMC

REVISIONS:
1 9.5.24 PLAN CHECK 1

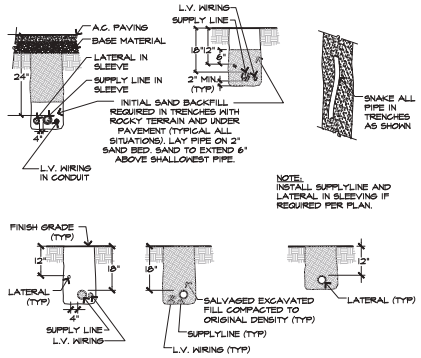
SHEET
L2.1
3 OF 11 SHEETS



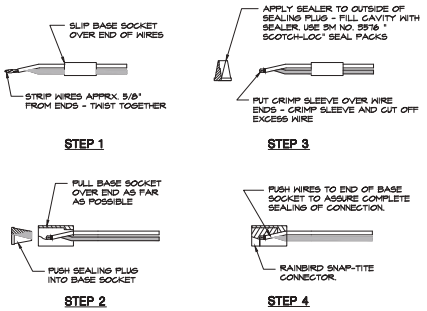
A **WALL MOUNT CONTROLLER INSTALLATION** SCALE: Not To Scale



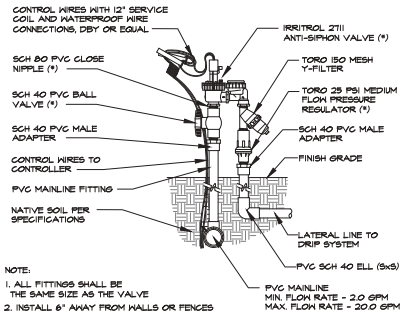
B **DOMESTIC SUPPLYLINE CONNECTION DETAIL** SCALE: Not To Scale



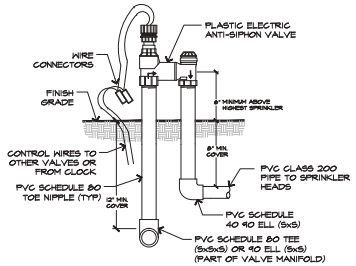
C **TRENCHING DETAILS** SCALE: 1/2" = 1'-0"



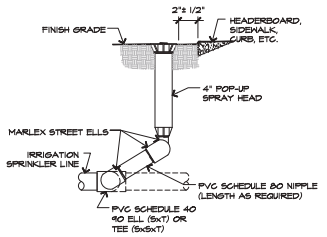
D **WIRE CONNECTION** SCALE: 3/4" = 1'-0"



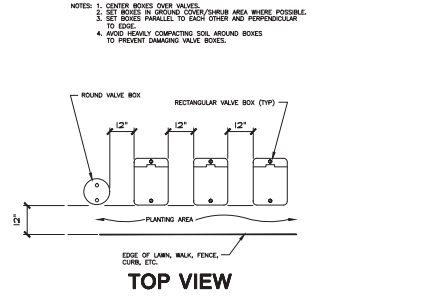
E **ANTI-SIPHON VALVE DRIP** SCALE: NOT TO SCALE



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



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



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

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:

1401 SANTA CRUZ AVENUE

MENLO PARK, CALIFORNIA

IRRIGATION DETAILS

LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
10-5-2024
State of California

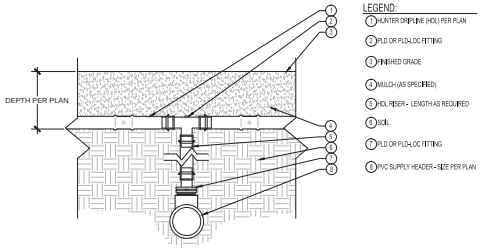
PROJECT #:
DATE: OCT. 3, 2024
SCALE: AS SHOWN
DRAWN BY: LC
CHECKED BY: AMC

REVISIONS:

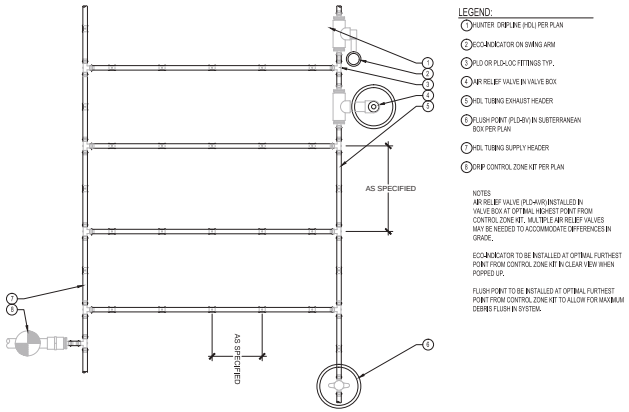
SHEET

L2.2

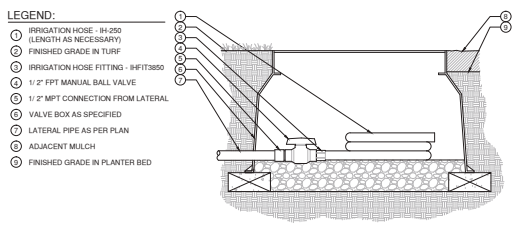
4 OF 11 SHEETS



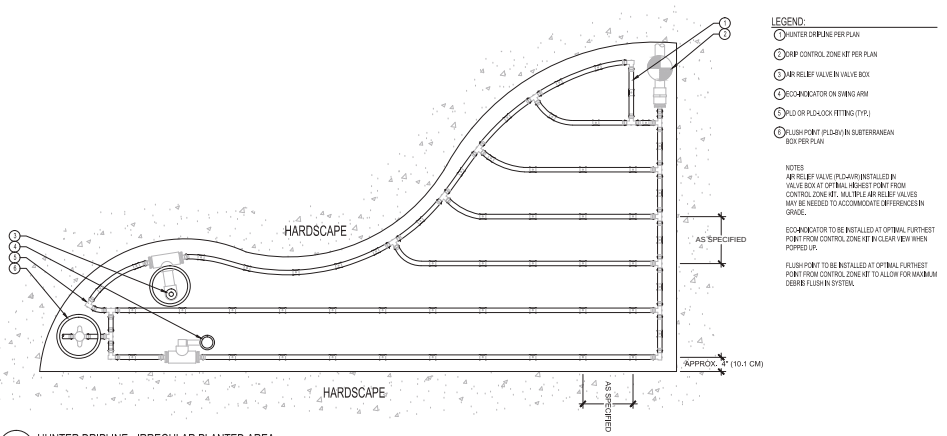
A HUNTER DRIPLINE - CONNECTION WITH DRIPLINE AND TEE
[redacted] HM.HDL.06
NOT TO SCALE



C HUNTER DRIPLINE - PLANTING BED
[redacted] HM.HDL.01
NOT TO SCALE



D FLUSH POINT WITH BALL VALVE
[redacted] HM.FP.01
NOT TO SCALE



B HUNTER DRIPLINE - IRREGULAR PLANTED AREA
[redacted] HM.HDL.02
NOT TO SCALE

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:

1401 SANTA CRUZ AVENUE

MENLO PARK,
CALIFORNIA

IRRIGATION DETAILS

LICENSED LANDSCAPE ARCHITECT
CARMEN M. CARPENTER
3684
10-3-2024
State of California

PROJECT #:
DATE: OCT. 3, 2024
SCALE: AS SHOWN
DRAWN BY: LC
CHECKED BY: AMC

REVISIONS:

SHEET
L2.3
5 OF 11 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 22.34 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-2 GPH EMITTER AT EACH 1-GALLON MEDIUM WATER USE PLANT
    1 PCC-2 GPH EMITTER AT EACH 5-GALLON LOW WATER USE PLANT
    1 PCC-2 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:
    CALIFORNIA WATER COMPANY
    120 RESERVOIR ROAD
    ATHERTON, CALIFORNIA 94027
    PH. (650) 854-5454 (1)

WATER EFFICIENT LANDSCAPE CALCULATIONS

1401 SANTA CRUZ AVENUE

1401 Santa Cruz Avenue
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	**45.5**

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

Total Landscaped Area				
6,220	x	0.55	=	3,421

Special Landscaped Area				
0	x	0.45	=	0

MAWA =	45.5	x	0.62	x	3,421	=	96,506	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	high	0.80	1,672	27%	spray	75%	1,783
A-2	low	0.25	1,886	30%	drip	81%	582
A-3	medium	0.40	469	8%	drip	81%	232
A-4	low	0.25	21	0%	bubblers	81%	6
A-5	medium	0.40	42	1%	bubblers	81%	21
A-6	low	0.25	2,130	34%	drip	81%	657
		SUM	6,220	100%			3,282

ETWU=	45.5	x	0.62	x	3,282	=	92,580	gallons per year

Estimated Total Adjustment Factor Calculations

Total ETAF(PF/IE) x Area	3282
Total Area	6220

Average ETAF*	**0.53**

*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.

		Run Times in Minutes Per Month												
Hydrozone	Precipitation Rate from Manufacturer (inches/hour)	January	February	March	April	May	June	July	August	September	October	November	December	Annual Irrigation Run Time Needed
A-1	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
A-2	0.7	39.7	47.6	82.0	108.5	145.5	153.4	172.0	156.1	137.6	87.3	47.6	26.5	1,204
A-3	0.7	68.6	82.3	141.7	187.4	251.4	265.1	297.1	269.7	237.7	150.9	82.3	45.7	2,080
A-4	1	27.8	33.3	57.4	75.9	101.9	107.4	120.4	109.3	96.3	61.1	33.3	18.5	843
A-5	1	44.4	53.3	91.9	121.5	163.0	171.9	192.6	174.8	154.1	97.8	53.3	29.6	1,348
A-6	0.7	39.7	47.6	82.0	108.5	145.5	153.4	172.0	156.1	137.6	87.3	47.6	26.5	1,204
Total Combined Run Time Per Month (in hours)		4.2	5.0	8.7	11.5	15.4	16.3	18.2	16.5	14.6	9.2	5.0	2.8	

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	20	3	4	7	9	11	14	14	12	11	7	4	2	1,960
A-2	39	2	2	4	6	7	9	10	9	8	4	2	1	2,496
A-3	40	3	4	7	9	11	14	14	12	11	7	4	2	3,920
A-4	20	3	4	7	9	11	14	14	12	11	7	4	2	1,960
A-5	44	2	2	4	6	7	9	10	9	8	4	2	1	2,816
A-6	38	2	2	4	6	7	9	10	9	8	4	2	1	2,432

TOTAL MINUTES 15,584

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	10	3	4	7	9	11	14	14	12	11	7	4	2	980
A-2	20	2	2	4	6	7	9	10	9	8	4	2	1	1,280
A-3	20	3	4	7	10	12	15	15	13	12	7	4	2	2,080
A-4	10	3	3	6	8	10	12	12	11	10	6	3	2	860
A-5	22	2	2	4	6	7	9	10	9	8	4	2	1	1,408
A-6	20	2	2	4	6	7	9	10	9	8	4	2	1	1,280

TOTAL MINUTES 7,888

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

THOMAS JAMES HOMES

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:

1401 SANTA CRUZ AVENUE

MENLO PARK, CALIFORNIA

IRRIGATION CALCULATIONS

LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
SIGNATURE
RENEWAL DATE 02-28-2025
10-3-2024
DATE
State of California

PROJECT #:
DATE: OCT. 3, 2024
SCALE: NONE
DRAWN BY: WPG
CHECKED BY: AMC

REVISIONS:
(1) 9.5.24: PLAN CHECK 1

SHEET
L2.4
6 OF 11 SHEETS

TREE PROTECTION CHART

TAG#	ON-SITE	ORDINANCE TREE	DBH(INCHES)	BOTANICAL NAME	COMMON NAME	STATUS
1	NO	YES	36	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
2	YES	NO	10	CUPRESSUS ARIZONICA	ARIZONA CYPRESS	REMOVE
3	YES	YES	15	PERSEA SP.	AVOCADO	RETAIN AND PROTECT
4	NO	YES	57	QUERCUS LOBATA	VALLEY OAK	RETAIN AND PROTECT
5	YES	YES	17	JUGLANS REGIA	ENGLISH WALNUT	REMOVE
6	YES	NO	6	PYRUS COMMUNIS	COMMON PEAR	REMOVE
7	NO	NO	7	ILEX SP.	VARIEGATED HOLLY	RETAIN AND PROTECT
8	NO	YES	18	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	RETAIN AND PROTECT
9	YES	NO	14	DIOSPYROS SP	PERSIMMON	REMOVE
10	YES	NO	8	CITRUS SINENSIS	CITRUS- ORANGE	REMOVE
11	YES	NO	8	CITRUS PARADIS	CITRUS- GRAPEFRUIT	REMOVE
12	YES	NO	23	PRUNUS SP.	CHERRY	REMOVE
13	YES	NO	4	PHOTINIA SP.	PHOTINIA	REMOVE
14	YES	NO	13	ILEX SP.	HOLLY	REMOVE

NOTE:REFER TO TREE PROTECTION PLAN FOR ADDITIONAL INFORMATION

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.

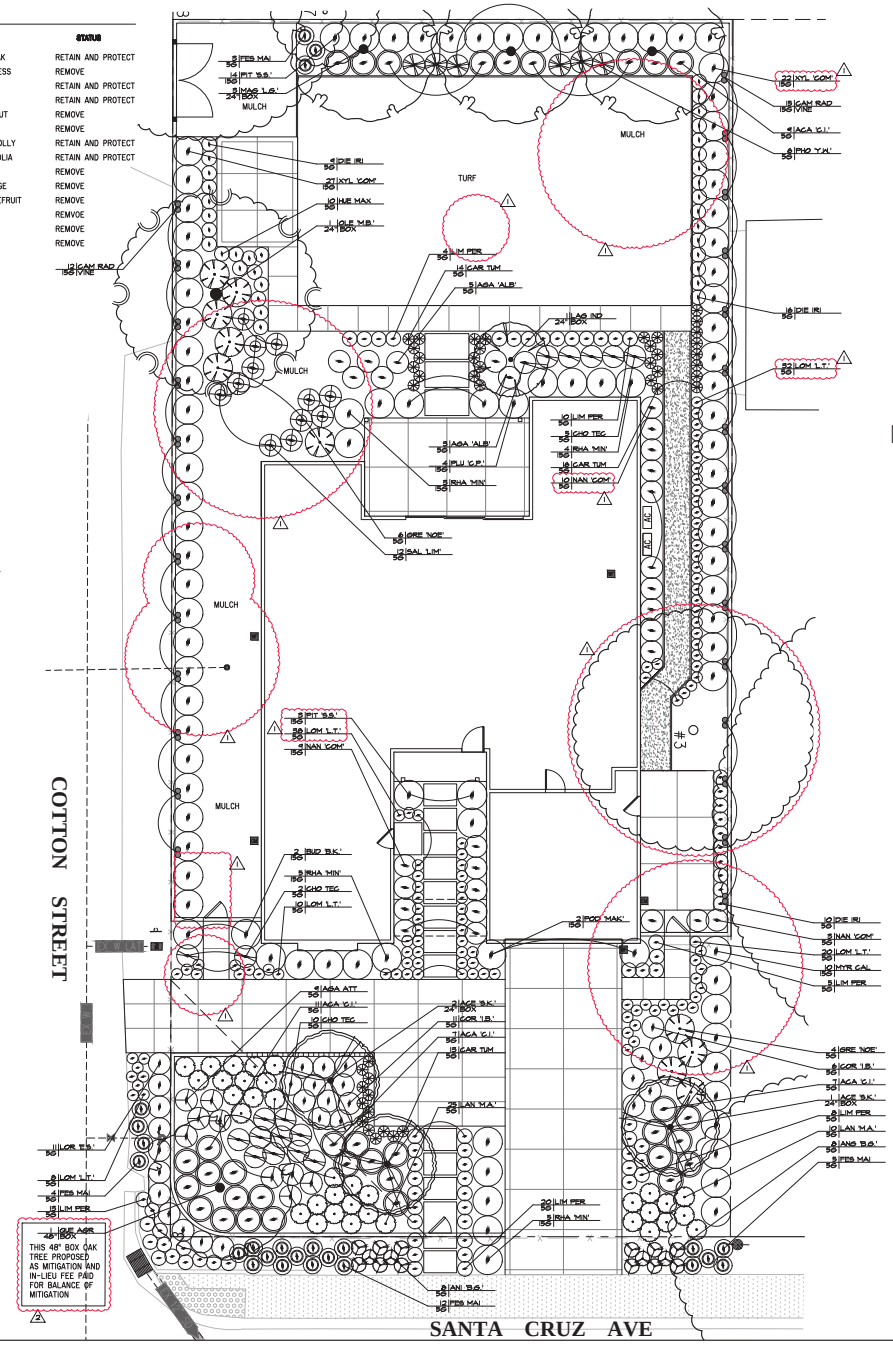
13. MAINTENANCE PERIOD: SHALL BE A MINIMUM OF 60 CALENDAR DAYS, ANY PLANT THAT HAS BEEN REPLACED DURING THE MAINTENCNANCE PERIOD SHALL BE SUBJECT TO AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT. ANY DAY OF IMPROPER MAINTENANCE, AS DETERMINED BY THE LANDSCAPE ARCHITECT OR LOCAL JURISDICATION, SHALL 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 2' 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 10.5.7.

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 (MUCOLS)	SIZE (W X H)	QTY/CONT.
TREES					
ACE 'SJK'	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	MEDIUM	10-15' X 18-20'	2 / 24"
LAU NOB	LAURUS NOBILIS	SWEET BAY	LOW	12-40' X 12-40'	2 / 24"
LAG IND	LAGERSTROEMIA INDICA	CRAPE MYRTLE	LOW	10-15' x 18-20'	1 / 24"
MAG 'L.G.'	MAGNOLIA S. 'LITTLE GEM'	LITTLE GEM MAGNOLIA	MEDIUM	10-15' X 20-25'	3 / 24"
OLE 'M.B.'	OLEA EUROPAEA 'MAJESTIC BEAUTY'	FRUITLESS OLIVE	LOW	20-30' X 20-30'	1 / 24"
QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	LOW	40-50' X 40-60'	1 / 48"
SHRUBS & VINES					
AGA ATT	AGAVE ATTENUATA	FOX TAIL AGAVE	LOW	5-7' X 4-5'	9 / 5G
ANI 'B.G.'	ANIGOZANTHOS 'BUSH GOLD'	YELLOW KANGAROO PAW	LOW	1-2' X 1-2'	16 / 5G
ACA 'C.J.'	ACACIA COGNATA 'COUSIN ITT'	COUSIN ITT ACACIA	LOW	5-6' X 2-3'	34 / 5G
AGA 'ALB'	AGAPANTHUS AFRICANUS 'ALBUS'	AFRICAN LILY	MEDIUM	2-3' X 3-4'	8 / 5G
BUD 'B.K.'	BUDDLEJA DAVIDII 'BLACK KNIGHT'	BUTTERFLY BUSH	LOW	4-6' X 6-8'	2 / 15G
CAM RAD	CAMPSIS RADICANS	TRUMPET VINE	LOW	(VINE)	27 / 15G
CAR TUM	CAREX TUMULICOLA	BERKELEY SEDGE	LOW	2' X 2'	35 / 5G
CHO TEC	CHONDROPETALUM TECTORUM	CAPE RUSH	LOW	3-4' X 2-3'	17 / 5G
COR 'L.B.'	CORREA PULCHELLA 'IVORY BELLS'	AUSTRALIAN FUSCHIA	LOW	3-5 X 3-4'	37 / 5G
DIE IRI	DIETES IRIDIODES	FORTNIGHT LILY	LOW	2-3' X 3-4'	34 / 5G
FES MAI	FESTUCA MAIREI	ATLAS FESCUE	LOW	3' X 3'	24 / 5G
GRE 'NOE'	GREVILLEA 'NOELLII'	NOELL'S GREVILLEA	LOW	8' X 8'	10 / 5G
HEU MAX	HEUCHERA MAXIMA	ISLAND ALUM ROOT	LOW	2' X 3'	10 / 5G
LAN 'M.A.'	LANTANA CAMARA 'MARY ANN'	MARY ANN LANTANA	LOW	2.5' X 2.5'	35 / 5G
LIM PER	LIMONIUM PEREZII	STATTICE	LOW	2' X 2-3'	52 / 5G
LOM 'L.T.'	LOMANDRA 'LIME TUFF'	DWARF MAT RUSH	LOW	2-3' X 2-3'	77 / 5G
LOR 'E.S.'	LORDPETALUM 'EMERALD SNOW'	CHINESE FRINGE FLOWER	LOW	3-4' X 2-3'	11 / 5G
MYR CAL	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	LOW	4-6' X 5-6'	10 / 15G
NAN 'COM'	NANDINA X COMPACTA	HEAVENLY BAMBOO	LOW	3' X 3.5'	16 / 5G
PHO 'Y.W.'	PHORMIUM TENAX 'YELLOW WAVE'	NEW ZEALAND FLAX	LOW	4-5' X 5-6'	6 / 15G
PIT 'S.S.'	PITTOSPORUM T. 'SILVER SHEEN'	SILVER SHEEN TAWHIWHI	MEDIUM	6-8' X 12-16'	17 / 15G
PLU 'C.P.'	PLUMBAGO AURICULATA 'CAP PLUMBAGO'	CAPE PLUMBAGO	LOW	6-8' X 5'	4 / 15G
POD 'MAK'	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	MEDIUM	3-4' X 8-10'	2 / 15G
RHA 'MIN'	RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDO HAWTHORN	LOW	5-6' X 6-8'	16 / 15G
SAL 'LIM'	SALVIA MESICOLA 'LIMELIGHT'	MEXICAN SAGE	LOW	2-3' X 4-6'	12 / 5G
XYL 'COM'	XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	LOW	4-5' X 4-5'	49 / 15G
GROUNDCOVERS					
TURF	BOLERO - SODDED TURF AVAILABLE FROM DELTA BLUE GRASS	TALL FESCUE TURF	HIGH		

PLANT CALLOUT SYMBOL KEY

PLANT QTY / SIZE	PLANT SYMBOL / UNITS

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

NOTE:

SEE SHEET L3.2 FOR PLANTING DETAILS

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

THOMAS JAMES HOMES

RIPLEY DESIGN

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:

1401 SANTA CRUZ AVENUE

MENLO PARK, CALIFORNIA

PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT — ANNIKA M. CARPENTER — # 3684 — 10-31-2025 — State of California

PROJECT #:
DATE: OCT. 3, 2024
SCALE: 1/8" = 1'-0"
DRAWN BY: LC
CHECKED BY: AMC

REVISIONS:

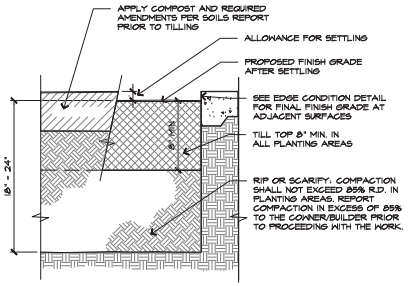
1. 9.5.24: PLAN CHECK 1
2. 10.3.24: PLAN CHECK 2

SHEET

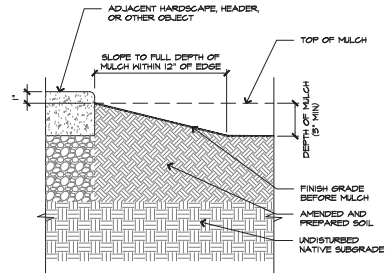
L3.1

7 OF 11 SHEETS

A32

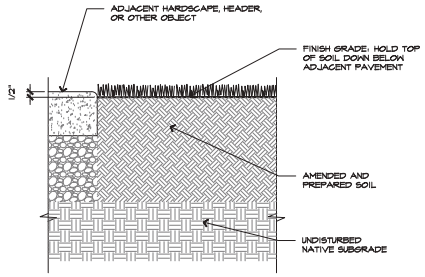


A **PLANTING AREA SOIL PREPARATION** NOT TO SCALE



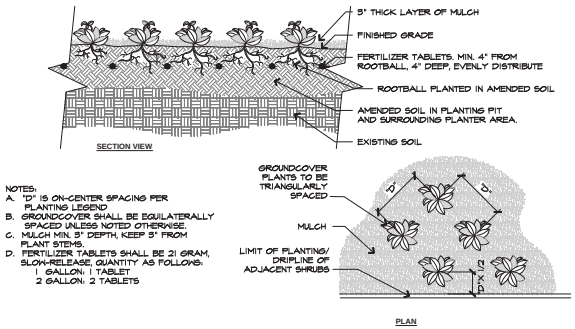
NOTE: PROVIDE POSITIVE DRAINAGE TO OUTLET IN ALL PLANTED AREAS. DO NOT ALLOW SURFACE DRAINAGE ONTO WALKWAYS, DRIVEWAYS, OR OTHER HARDSCAPE, OR ALLOW SURFACE DRAINAGE TOWARD OR AGAINST STRUCTURES

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

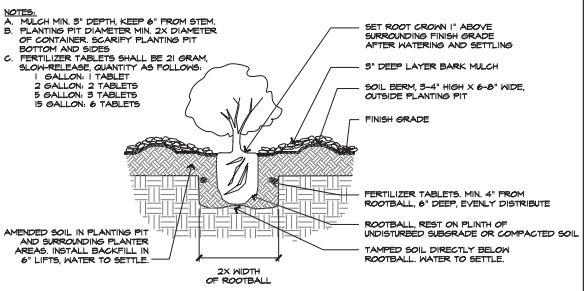


NOTE: PROVIDE POSITIVE DRAINAGE TO OUTLET IN ALL PLANTED AREAS. DO NOT ALLOW SURFACE DRAINAGE ONTO WALKWAYS, DRIVEWAYS, OR OTHER HARDSCAPE, OR ALLOW SURFACE DRAINAGE TOWARD OR AGAINST STRUCTURES

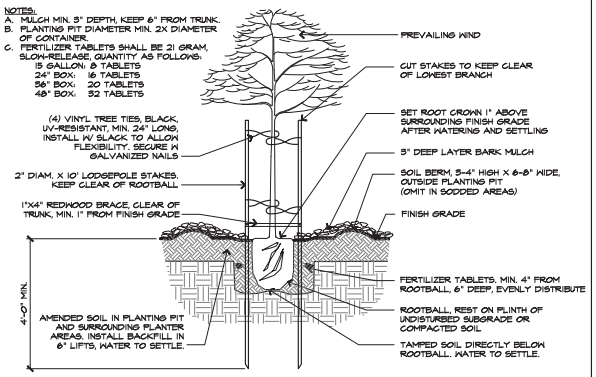
C **SODDED AREAS - EDGE CONDITION** NOT TO SCALE



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.
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:

1401 SANTA CRUZ AVENUE

MENLO PARK, CALIFORNIA

PLANTING DETAILS

LICENSED LANDSCAPE ARCHITECT
ANDREA M. CARPENTER
3684
10-5-2024
State of California

PROJECT #:
DATE: OCT. 3, 2024
SCALE: AS SHOWN
DRAWN BY: LC
CHECKED BY: AMC

REVISIONS:

SHEET
L3.2
8 OF 11 SHEETS

TREE PROTECTION CHART

TAG#	ON-SITE	ORDINANCE TREE	DIAMETER(S)	BOTANICAL NAME	COMMON NAME	STATUS
1	NO	YES	36	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
2	YES	NO	10	CUPRESSUS ARIZONICA	ARIZONA CYPRESS	REMOVE
3	YES	YES	15	PERSEA SP.	AVOCADO	RETAIN AND PROTECT
4	NO	YES	57	QUERCUS LOBATA	VALLEY OAK	RETAIN AND PROTECT
5**	YES	YES	17	JUGLANS REGIA	ENGLISH WALNUT	REMOVE
6	YES	NO	6	PYRUS COMMUNIS	COMMON PEAR	REMOVE
7	NO	NO	7	ILEX SP.	VARIEGATED HOLLY	RETAIN AND PROTECT
8	NO	YES	18	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	RETAIN AND PROTECT
9	YES	NO	14	DIOSPYROS SP	PERSIMMON	REMOVE
10	YES	NO	8	CITRUS SINENSIS	CITRUS- ORANGE	REMOVE
11	YES	NO	8	CITRUS PARADIS	CITRUS- GRAPEFRUIT	REMOVE
12	YES	NO	23	PRUNUS SP.	CHERRY	REMVOE
13	YES	NO	4	PHOTINIA SP.	PHOTINIA	REMOVE
14	YES	NO	13	ILEX SP.	HOLLY	REMOVE

NOTE:REFER TO TREE PROTECTION PLAN FOR ADDITIONAL INFORMATION

** THIS TREE(S) SHALL BE PROTECTED AND IRRIGATED UPTO AND UNTIL A TREE REMOVAL PERMIT HAS BEEN ISSUED. LANDSCAPE CONTRACTOR TO CONFIRM WITH TJH TO VERIFY TREE REMOVAL PERMIT STATUS PRIOR TO REMOVAL OF TREE PROTECTION FENCE AND REMOVAL OF TREE.

EXISTING TREE TO BE REMOVED

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED (TYPICAL)

48" BOX OAK TREE PROPOSED FOR MITIGATION

COTTON STREET

SANTA CRUZ AVE

LEGEND

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

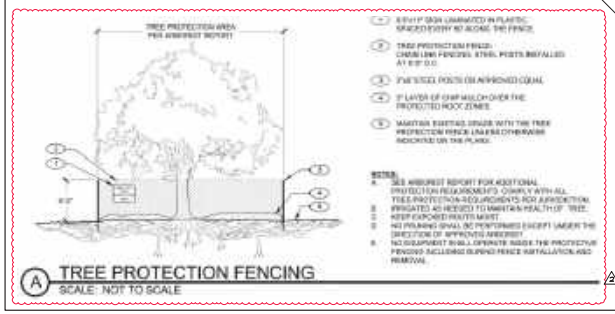
TREE PROTECTION NOTES:

1. REFER TO THE ARBORIST REPORT FOR 1401 SANTA CRUZ AVENUE, MENLO PARK, CALIFORNIA (APN 071-212-040)", PREPARED BY CALIFORNIA TREE AND LANDSCAPE CONSULTING, INC. DATED SEPTEMBER 3, 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.

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



A TREE PROTECTION FENCING
SCALE: NOT TO SCALE

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

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:
1401 SANTA CRUZ AVENUE
MENLO PARK, CALIFORNIA

TREE PROTECTION PLAN

LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
10-5-2024
State of California

PROJECT #:
DATE: OCT. 3, 2024
SCALE: 1/8" = 1'-0"
DRAWN BY: LC
CHECKED BY: AMC

REVISIONS:
1 9.5.24: PLAN CHECK 1
2 10.3.24: PLAN CHECK 2

SHEET
L3.3
9 OF 11 SHEETS

A34

RECOMMENDATIONS: Summary of Tree Protection Measures

Appendix 3 – General Practices for Tree Protection

Root Structure

NOTE:
CONTRACTOR TO REFER TO FINAL ARBORIST REPORT FOR FULL DETAILS AND PROTECTION MEASURES

THOMAS JAMES HOMES

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:

1401 SANTA CRUZ AVENUE

MENLO PARK, CALIFORNIA

TREE PROTECTION MEASURES

LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
RENEWAL DATE 10-5-2024
State of California

PROJECT #:
DATE: OCT. 3, 2024
SCALE: NONE
DRAWN BY: LC
CHECKED BY: AMC

REVISIONS:

2 10.3.24: PLAN CHECK 2

SHEET

L3.4

10 OF 11 SHEETS

Structural Issues

Pruning Mature Trees for Risk Reduction

Arborist Classifications

There are different types of Arborists:

Decay in Trees

Oak Tree Impacts

HERITAGE TREE AND CITY TREE PROTECTION SPECIFICATIONS FOR CONSTRUCTION

Public Works
333 Burgess Dr., Menlo Park, CA 94025

MENLO PARK

Background

Instructions

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.

Figure 2: Trunk Protection

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

Periodic Inspections

NOTE:
CONTRACTOR TO REFER TO FINAL ARBORIST REPORT FOR FULL DETAILS AND PROTECTION MEASURES

THOMAS JAMES HOMES

RIPLEY DESIGN

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:

1401 SANTA CRUZ AVENUE

MENLO PARK, CALIFORNIA

TREE PROTECTION MEASURES

LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
SIGNATURE
RENEWAL DATE 02-28-2025
10-3-2024
DATE
State of California

PROJECT #:
DATE: OCT. 3, 2024
SCALE: NONE
DRAWN BY: LC
CHECKED BY: AMC

REVISIONS:

2 10.3.24: PLAN CHECK 2

SHEET

L3.5

11 OF 11 SHEETS

1401 Santa Cruz Ave
Project Description
June 25, 2024 (Rev. August 23, 2024) (Rev. September 28, 2024)

PARCEL GENERAL INFORMATION

1401 Santa Cruz Ave is a 12,672 SF corner lot located on the intersection of Santa Cruz Avenue and Cotton Street in Menlo Park.

There were a total of 14 trees inventoried. Of these 14 trees, 6 are heritage trees. We are proposing the removal of 2 heritage trees (Tree #5 and #12) and 7 non-heritage trees. We are proposing to re-plant 10 new trees.

EXISTING HOME TO BE DEMOLISHED

The existing structures on the site includes a single-story single-family home with a basement built in 1946 and a 540 SF detached garage built in 1953, located in the rear with access coming off of Cotton Street.

PROPOSED SINGLE FAMILY RESIDENCE

The proposed home is a two-story single-family residence in a transitional style. The new home will have 4 bedrooms and 3.5 bathrooms, as well as 1 ADU bedroom and 1 ADU bathroom. The home will be a combination of Horizontal Siding on the upper level and Board and Batten along the lower level. The windows will be single- hung Andersen Fibrex. The bay window roof will have a standing-seam metal roof. The bay window and entry way window will have cementitious paneling below the sill. Please see Sheet A.9 on the plans for materials/colors reference. The 2-car garage doors will be made of steel.

The existing neighborhood shows a mixture of architectural styles, however, design elements we are proposing on our home appear to be prevalent in the neighborhood such as 2-car garages, gridded windows, and horizontal siding. We believe our proposed home will fit well in the existing neighborhood.

The property is a corner lot, along Santa Cruz Ave and Cotton St. We are proposing the driveway to have 2 points of access, due to the traffic impacts of Santa Cruz Ave. The existing home had a detached garage in the rear that was accessed off Cotton St.

NEIGHBOR RELATIONS

We have reached out to neighbors within 300 ft of this property with a copy of the site plan, floor plan, elevations, and a letter addressing our project. Mailing receipts were submitted along with the application as proof of correspondence.

We hosted a neighbor meeting on Wednesday July 24, 2024 at 5:30pm. No neighbors attended and we have not received any comments.

Sincerely,

Hannah Chiu
Planning Manager
hchiu@tjh.com| (650) -392-3573

LOCATION: 1401 Santa Cruz Avenue	**PROJECT NUMBER:** PLN2024-00024	**APPLICANT:** Hannah Chiu	**OWNER:** John and Nicole Dykes

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 November 4, 2025) for the use permit to remain in effect.
   b. Development of the project shall be substantially in conformance with the plans prepared by Dahlin consisting of 32 plan sheets, dated received October 7, 2024 and approved by the Planning Commission on November 4, 2024, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
   c. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
   d. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
   e. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
   f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
   g. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.
   h. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.
   i. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.
   j. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

LOCATION: 1401 Santa Cruz Avenue	**PROJECT NUMBER:** PLN2024-00024	**APPLICANT:** Hannah Chiu	**OWNER:** John and Nicole Dykes

PROJECT CONDITIONS:

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

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

a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans showing a 4-foot new asphalt parking strip and a 3-foot new concrete valley gutter along the entire project frontage on Cotton Street, subject to review and approval by the Engineering Division.

California Tree and Landscape Consulting, Inc.
359 Nevada Street, #201, Auburn, CA 95603 (530) 745-4086

September 3, 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

FINAL ARBORIST REPORT, TREE INVENTORY, CONSTRUCTION IMPACT ASSESSMENT & TREE PROTECTION PLAN

RE: **1401 Santa Cruz Avenue, Menlo Park, California [APN 071-212-040]**

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 Assessment and Tree Protection Plan suitable for submittal to the City of Menlo Park. This is a Final Arborist Report, Tree Inventory, Construction Impact Assessment and Tree Protection Plan for the initial filing of plans to develop the property.

Thomas M. Stein, ISA Certified Arborist WE-12854A, visited the property on April 18, 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 14 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] Four 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
Arizona cypress, *Cupressus arizonica*	1	1	0	0	0	1 (CR)	0
Avocado, *Persea sp.*	1	1	0	1	0	0	1
Cherry, *Prunus sp.*	1	1	0	1	0	1 (AR, CR)	0
Citrus grapefruit, *Citrus paradisi*	1	1	0	0	0	1 (CR)	0

[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.

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
Citrus orange, *Citrus sinensis*	1	1	0	0	0	1 (CR)	0
Coast live oak, *Quercus agrifolia*	1	0	1	0	0	0	1
Common pear, *pyrus communis*	1	1	0	0	0	1 (CR)	0
English walnut, *Juglans regia*	1	1	0	1	0	1 (CR)	0
Holly, *Ilex sp.*	1	1	0	0	0	1 (CR)	0
Persimmon, *Diospyros sp.*	1	1	0	0	0	1 (CR)	0
Photinia, *Photinia sp.*	1	1	0	0	0	1 (CR)	0
Saucer magnolia, *Magnolia x soulangeana*	1	0	0	1	0	0	1
Valley oak, *Quercus lobata*	1	0	1	0	0	0	1
Varigated holly, *Ilex sp.*	1	0	0	0	0	0	1
TOTAL	**14**	**10**	**2**	**4**	**0**	**9**	**5**

[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*.[3] 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.[4] Based on the size and value of the tree as a 24”

[3] 2018. Council of Tree and Landscape Appraisers. *Guide for Plant Appraisal*, 10th Edition, 2nd Printing. International Society of Arboriculture, Atlanta, GA

[4] 2004. *Western Chapter Species Classification and Group Assignment.* Western Chapter, International Society of Arboriculture. Porterville, CA

box, the species are valued at $71.38 to $181.36 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.

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 # 4 and 8 (Tags # 5277 and 5281) 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 1,860 sq. ft. and a reported lot size of 12,616 sq. ft. The home is connected to electrical, communication, gas, water, and sanitary sewer infrastructure. The development plans include demolition of the existing home, hardscape and landscape and construction of a new 2-story home (Area = 3,676 sq. ft), attached accessory dwelling unit (Area = 545 sq. ft.) and new hardscape and landscape. Refer to Appendix 2 – Tree Data for details

RECOMMENDED REMOVALS OF HAZARDOUS, DEFECTIVE OR UNHEALTHY TREES

At this time, 1 tree on the property has 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 this tree was retained within the proposed project area, it is our opinion that it may be hazardous depending upon its proximity to planned development activities. For reference, the tree which has been recommended for removal is 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
12	5285	No	Yes	No	No	Cherry	*Prunus sp.*	23	72	24	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 architecture plans prepared by Dahlin, dated June 20, 2024 and the Landscape Improvement Plans prepared by Ripley Design Group, dated June 17, 2024. The perceived impacts to inventoried trees are shown in Appendix 2 and summarized below:

Tree # 1 (Tag # 5274): No to slight impact is expected to the critical root zone (CRZ) due to driveway installation. Slight impact is expected to the canopy due to clearance requirements.

Tree # 2 (Tag # 5275): The developer proposes removal of these trees due to poor condition.

Tree # 3 (Tag # 5276): Significant impact to the CRZ is expected due to foundation excavation. Up to 40% of the tree's root may be impacted by excavation. Slight impact to the tree's canopy is expected due to encroachment.

Tree # 4 (Tag # 5277): No impact is expected to this off-site tree.

Tree # 5, 6 (Tag # 5277, 5278): The developer proposes removal of these trees due to poor condition.

Tree # 7, 8 (Tag # 5279, 5280): No impact is expected to the tree's CRZ. Slight impact is expected to the canopy due to clearance requirements.

Tree # 9, 10, 11, 12, 13, 14 (Tag # 5281, 5282, 8283, 5284, 5285, 5286, 5287): The developer proposes removal of these trees. All are non-protected except # 12, which is being removed due to poor condition.

A final inspection by the City Arborist is required at the end of the project. This is to be done before the tree protection fencing is removed. Replacement trees should be planted prior to inspection.

Prior to issuance of the associated demolition and building permits, a tree protection verification letter from the Project Arborist is required. Verification should be performed with a site visit. The Project Arborist should verify that the tree protection is installed in compliance with the recommendations in the arborist report. Photographs should be included in a brief verification letter for City Arborist review.

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 County 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:

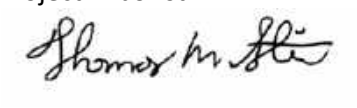
- Identify the Root Protection Zones on the final construction drawings, prior to bidding the project.
- Show the placement of tree protection fences, as well as areas to be irrigated, fertilized and mulched on the final construction drawings.
- Clearly show trees for removal on the plans and mark them 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:

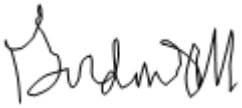
Caroline Nicholas
Arborist Assistant

Project Arborist:



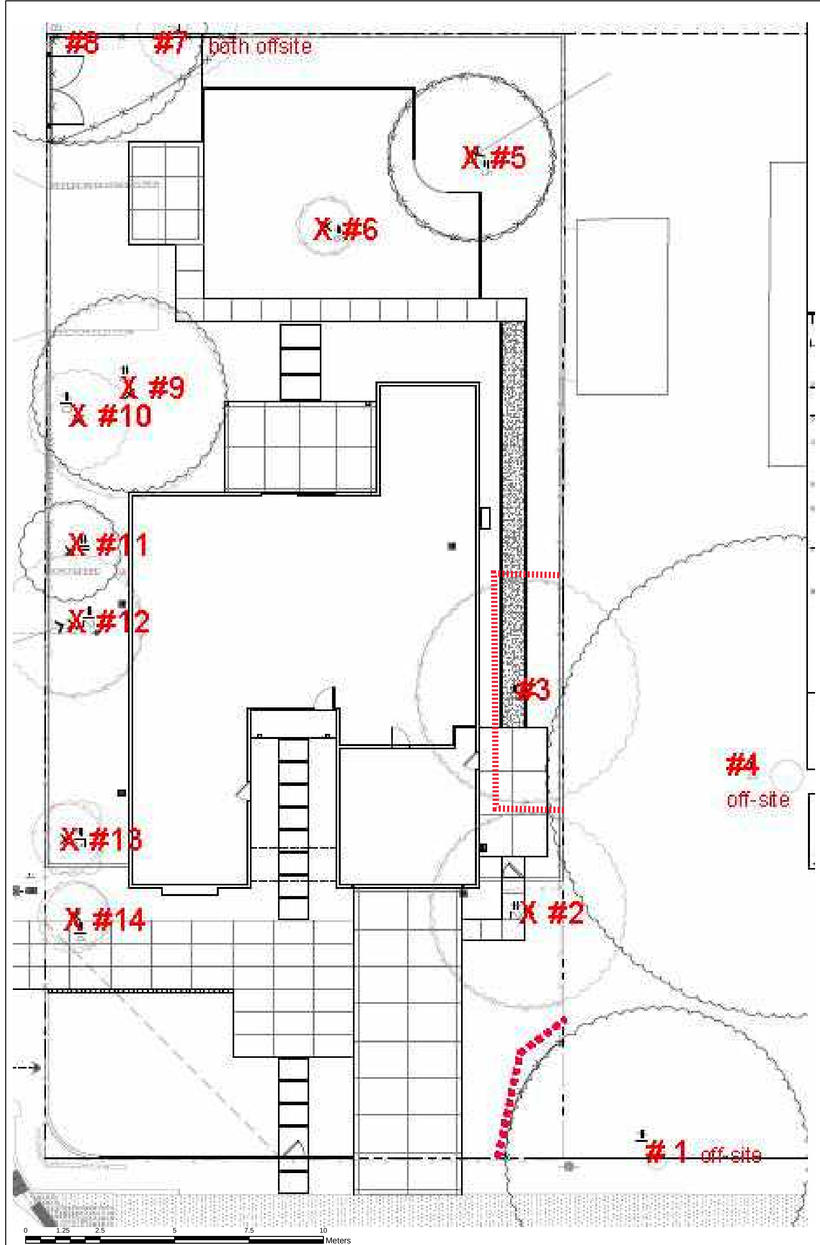
Thomas M. Stein, Arborist
International Society of Arboriculture
ISA Certified Arborist WE-12854A
ISA Tree Risk Assessment Qualification

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



Esri, USDA Farm Service Agency

SEE ARBORIST REPORT FOR ADDITIONAL DETAILS

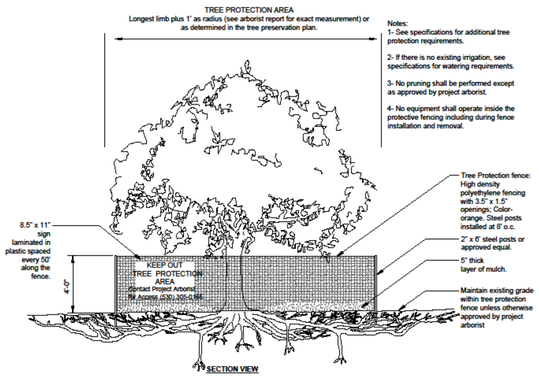
Tree #	Common Name	DBH (in.)	Dev. Status
1	Coast live oak	36	Retain
2	Arizona cypress	10	Remove
3	Avocado	15	Retain
4	Valley oak	57	Retain
5	English walnut	17	Remove
6	Common pear	6	Remove
7	Variegated holly	7	Retain
8	Saucer magnolia	18	Retain
9	Persimmon	14	Remove
10	Citrus - orange	8	Remove
11	Citrus - grapefruit	8	Remove
12	Cherry	23	Remove
13	Photinia	4	Remove
14	Holly	13	Remove

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 Nicole Harrison (530) 305-0165. 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 exclusionary 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.



S-X TREE PROTECTION

Document Path: F:\Personal- net\CalTLC\Maps 2020\Louis & Colorado\LandC.mxd

Property Line
Measured Tree Canopy
Tree Protection Fencing
X = Removals

TREE PROTECTION PLAN

Page 1 of 1

1401 Santa Cruz Avenue

City of Menlo Park, California

Sheet No.
TPP 1.1

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

August 30, 2024

APPENDIX 2 – TREE DATA

Tree #	Tag #	Old 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	5274	151	Yes	No	No	Yes	Coast live oak	*Quercus agrifolia*		36	113.1	54	44	25	3-Minor Problems	14 ft S of property line. Overhanging 16 ft. Flare normal. Buttress roots W, Slight lean E. Codominant at 11 ft. Out of balance S & E. Communication wires in conflict. Utility clearance pruned for power. Possible encroachment may need minor clearance pruning.	None at this time.	No to slight impact to CRZ. Slight impact to canopy.	Install PTF as shown in App. 1. Perform clearance pruning (if needed) under direction of project arborist.	Good	14,500.00	N/A
2	5275		No	No	No	No	Arizona cypress	*Cupressus arizonica*		10	31.4	36	14	13	2-Major Structure or health problems	Growing 8 ft S of house. Leans W at grade. Codominant at 4 ft. Out of balance E. 4" lateral at 2 ft.	None at this time.	The developer proposes removal.	N/A	Poor	N/A	Poor condition
3	5276		No	Yes	No	No	Avocado	*Persea sp.*		15	47.1	24	16	20	2-Major Structure or health problems	Flare normal. Codominant at 3 ft into 2 scaffolds. Clearance pruned N. 7 ft S of home. Existing setback is 11.8 feet for the house. Requires removal if 5 foot setback is used. Significant root impacts with 10 foot setback. Minor canopy encroachment with 10 foot setback.	None at this time.	Significant impact to CRZ. Slight impact to canopy.	Install PTF as shown in App1.Perform root exploration. Perform root pruning under direction of proj. arborist. Monitor irrigation needs 2x/mo.	Poor	6,800.00	N/A
4	5277		Yes	No	No	Yes	Valley oak	*Quercus lobata*		57	179.1	54	35	50	2-Major Structure or health problems	All dimensions estimated. Tag on fence. Tree is located 33 feet south of south	None at this time.	No impact is expected from development.	None required. Off-site tree w/ no overhang.	Good	97,200.00	N/A

Tree #	Tag #	Old 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
																property line. No overhang. Enlarged flair. Slight lean south east at grade. Codominant at approximately 15 feet. Heavy limbs. Moderate amount of dieback in upper canopy. No overhang. No issues expected with development.						
5	5278		No	Yes	No	No	English walnut	*Juglans regia*		17	53.4	54	12	15	2-Major Structure or health problems	Enlarged flare. Grafted at <1 foot. Slight lean south. Codominant at 6 feet. Topped at approximately 12 feet. All regrowth is weakly attached sprouting. Decay cavity at codominant branching with slight decay 4" deep. 58 ft E of house. 13 ft N of S pl. 17 ft W of E property line. Tree cannot be improved with reconstruction pruning.	Consider removal	The developer proposes removal due to poor condition.	N/A	Poor	3,900.00	Poor condition
6	5279		No	No	No	No	Common pear	*Pyrus communis*		6	18.8	54	4	9	2-Major Structure or health problems	Growing adjacent to detached garage. Topped at 5 1/2 feet with resprouting. Dead branches. Consider removal as will not survive garage demolition.	Consider removal	The developer proposes removal due to poor condition.	N/A	Poor	N/A	Poor condition
7	5280		No	No	No	Yes	Variegated holly	*Ilex sp.*		7	22.0	36	7	15	3-Minor Problems	All dimensions estimated. Tree growing 1 foot east of	None at this time.	Slight impact to canopy is	Install PTF as shown in App. 1. Perform	Good	N/A	N/A

Tree #	Tag #	Old 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
																property line and overhanging approximately 4 feet. Lower trunk obscured by fence. Tag on fence. May require slight clearance pruning.		expected from development.	clearance pruning (if needed) under direction of project arborist.			
8	5281		No	Yes	No	Yes	Saucer magnolia	*Magnolia x soulangeana*		18	56.5	12	20	18	3-Minor Problems	All dimensions estimated. Tag on fence. Lower trunk obscured by fence. Located approximately 4 feet east of east property line and overhanging site 9 feet. Flare obscured. Codominant at approximately 1 and 3 feet above grade. Minor dieback in upper canopy.	None at this time.	Slight impact to canopy is expected from development.	install PTF as shown in App. 1. Perform clearance pruning (if needed) under direction of project arborist.	Good	15,700.00	N/A
9	5282		No	No	No	No	Persimmon	*Diospyros sp.*		14	44.0	48	14	17	3-Minor Problems	Flare normal. Shedding bark lower trunk. Codominant branching 5 feet above grade. Located 25.4 feet east of existing home and about 9 feet west of detached garage. Location may pose issues with encroachment.	None at this time.	The developer proposes removal.	N/A	Fair	N/A	Non-protected tree.
10	5283		No	No	No	No	Citrus - orange	*Citrus sinensis*		8	25.1	6	7	12	2-Major Structure or health problems	Flare normal. Codominant, branching, and lateral branching at 12 to 15 inches above grade. Canopy out of balance west. Moderate	None at this time.	The developer proposes removal.	N/A	Fair	N/A	Non-protected tree.

Tree #	Tag #	Old 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
																amount of dieback and decay throughout canopy. Located approximately 23 feet east of home. Location may pose issues with encroachment.						
11	5284		No	No	No	No	Citrus - grapefruit	*Citrus paradisi*		8	25.1	36	7	13	3-Minor Problems	Flare normal. Codominant at 3 1/2 feet above grade. Slight amount of dieback. Tree located about 7 feet north east of home. Location may pose issues with development.	None at this time.	The developer proposes removal.	N/A	Fair	N/A	Non-protected tree.
12	5285		No	Yes	No	No	Cherry	*Prunus sp.*		23	72.3	24	10	11	2-Major Structure or health problems	Canopy radius estimated towards street. Codominant branching at about 4 feet above grade. Central leader was topped at just under 5 feet above grade with extreme decay. Tree was headed at various heights with corresponding weak attachments. Tree located approximately 7.4 feet north of home.	Recommend removal.	The developer proposes removal due to poor condition.	N/A	Poor	5,000.00	Poor condition
13	5286		No	No	No	No	Photinia	*Photinia sp.*		4	12.6	24	5	11	3-Minor Problems	All dimensions estimated. Tag represents a hedge of four Photinia plants. Largest stem diameter is 4". All branch at just above grade. All	None at this time.	The developer proposes removal.	N/A	Fair	N/A	Non-protected tree.

Tree #	Tag #	Old 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
																located approximately 7 feet north of the existing home. Location may pose issues with development.						
14	5287		No	No	No	No	Holly	*Ilex sp.*		13	40.8	3	6	12	3-Minor Problems	Canopy radius estimated. Tree branches at 6 inches above grade into four scaffolds. Located approximately 7 feet north of home. Location may pose issues with development.	None at this time.	The developer proposes removal.	N/A	Good	N/A	Non-protected tree.

TOTAL INVENTORIED TREES = 14 trees (741 aggregate circumference inches)
TOTAL RECOMMENDED REMOVALS = 1 tree (72 aggregate circumference inches)
TOTAL RECOMMENDED REMOVALS FOR DEVELOPMENT= 9 trees (324 aggregate circumference inches)
Rating (0-5, where 0 is dead): 2=7 trees; 3=7 trees
Total Protected Street Trees = None
Total Protected Oak Trees 31.4"+ = 2 trees (292 aggregate circumference inches)
Total Protected Other Trees 47.1"+ = 4 trees (229 aggregate circumference inches)
TOTAL PROTECTED TREES = 6 trees (521 aggregate circumference inches)

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.[5]

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.

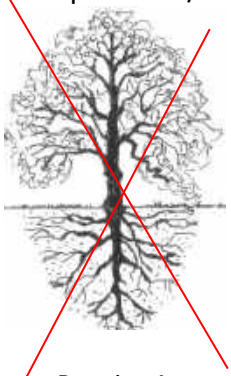
Design the irrigation system so it can slowly apply water (no more than ¼” to ½” of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

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.

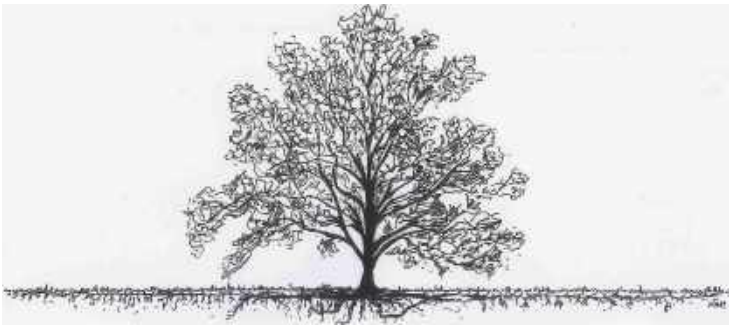
[5] International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

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.

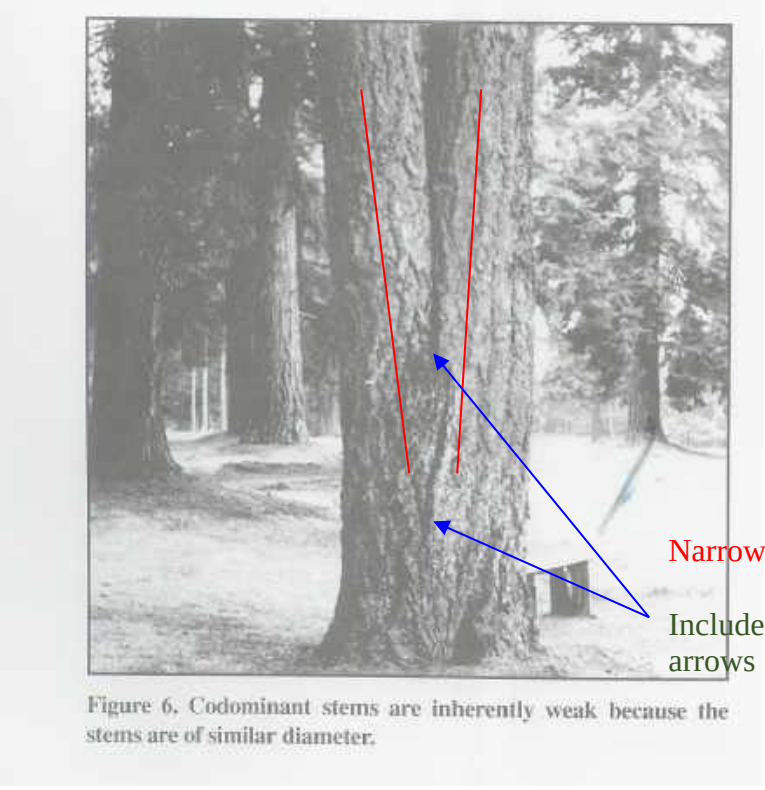


Figure 6. Codominant stems are inherently weak because the stems are of similar diameter.

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.

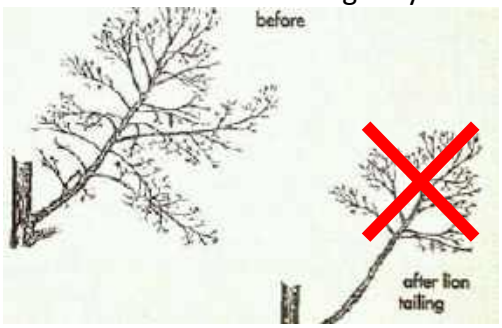
Normal limb structure

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 1401 N. Santa Cruz Ave., Menlo Park

Tree #	DBH (Inch.)	Species	Trunk Area (Inch.^{2})	Unit Cost ($/in^2)	Basic Reproduction Cost ($)	Physical Deterioration	Functional Limitations	External Limitations	Total Depreciation	Depreciated Cost ($)	Rounded Cost ($)	% Loss	Assignment Result ($)**
1	36	Coast Live Oak	1017.36	78.53	79896.79	0.4	0.6	0.7	0.18	14541.22	14500.00	0	14500.00
3	15	Avocado	176.63	131.32	23193.65	0.5	0.7	0.9	0.29	6818.93	6800.00	0	6800.00
4	57	Valley Oak	2550.47	128.36	327381.79	0.4	0.9	0.9	0.30	97232.39	97200.00	0	97200.00
5	17	English walnut	226.87	71.38	16193.98	0.3	0.8	1	0.24	3886.56	3900.00	0	3900.00
8	18	Saucer magnolia	254.34	181.36	46128.03	0.5	0.8	0.8	0.34	15745.03	15700.00	0	15700.00
12	23	Cherry	415.27	129.78	53895.04	0.2	0.5	0.8	0.09	5030.20	5000.00	0	5000.00
											Additional Costs	TBD	$0
											Assignment Result (Rounded):		**$ 143,300.00**

*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 for trees 1, 4, 5 and 12 determined using Urban Tree Farm, Fulton, CA price for 24-inch box trees plus 8.5% tax, not including delivery.
Unit cost for trees 3 and 8 determined using Plantclearance.com price for 24-inch box trees, tax not included.

**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

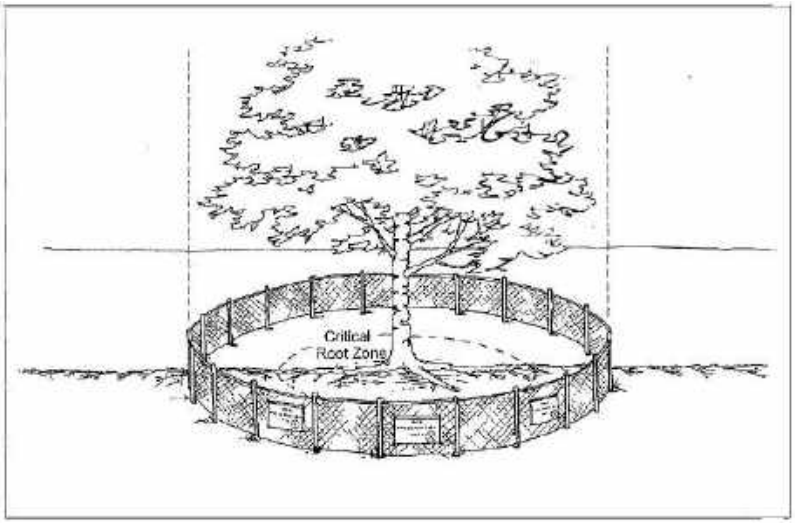
Tree protection measures are required for all heritage trees and city owned trees being retained on or immediately adjacent to active construction sites.

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.

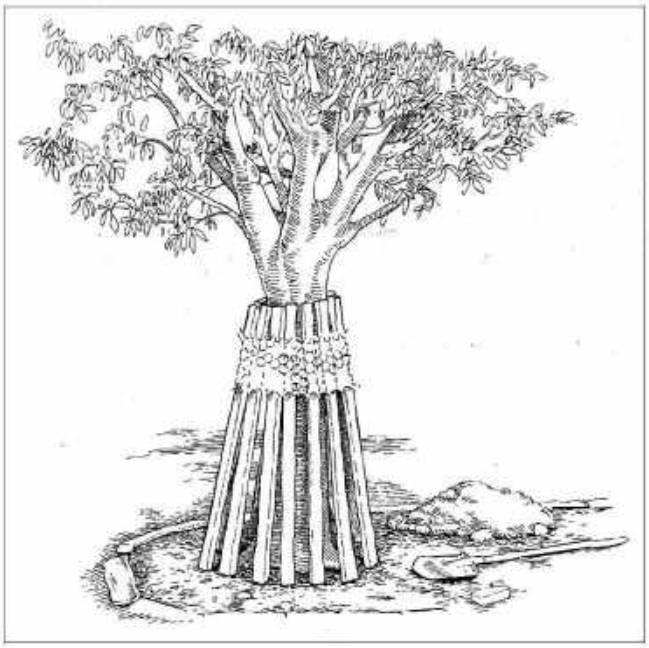
Figure 1: Fenced tree protection zone



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 # 1 (TAG # 5274) OFF-SITE

TREE # 2 (TAG # 5275)

TREE # 3 (TAG # 5276)

TREE # 3 (TAG # 5276): EXPECTED EXTENT OF EXCAVATION FOR FOUNDATION

TREE # 4 (TAG # 5277) OFF-SITE

TREE # 5 (TAG # 5278)

TREE # 5 (TAG # 5279)

TREE # 6 (TAG # 5280) OFF-SITE

TREE # 8 (TAG # 5281) OFF-SITE

TREE # 9 (TAG # 5282)

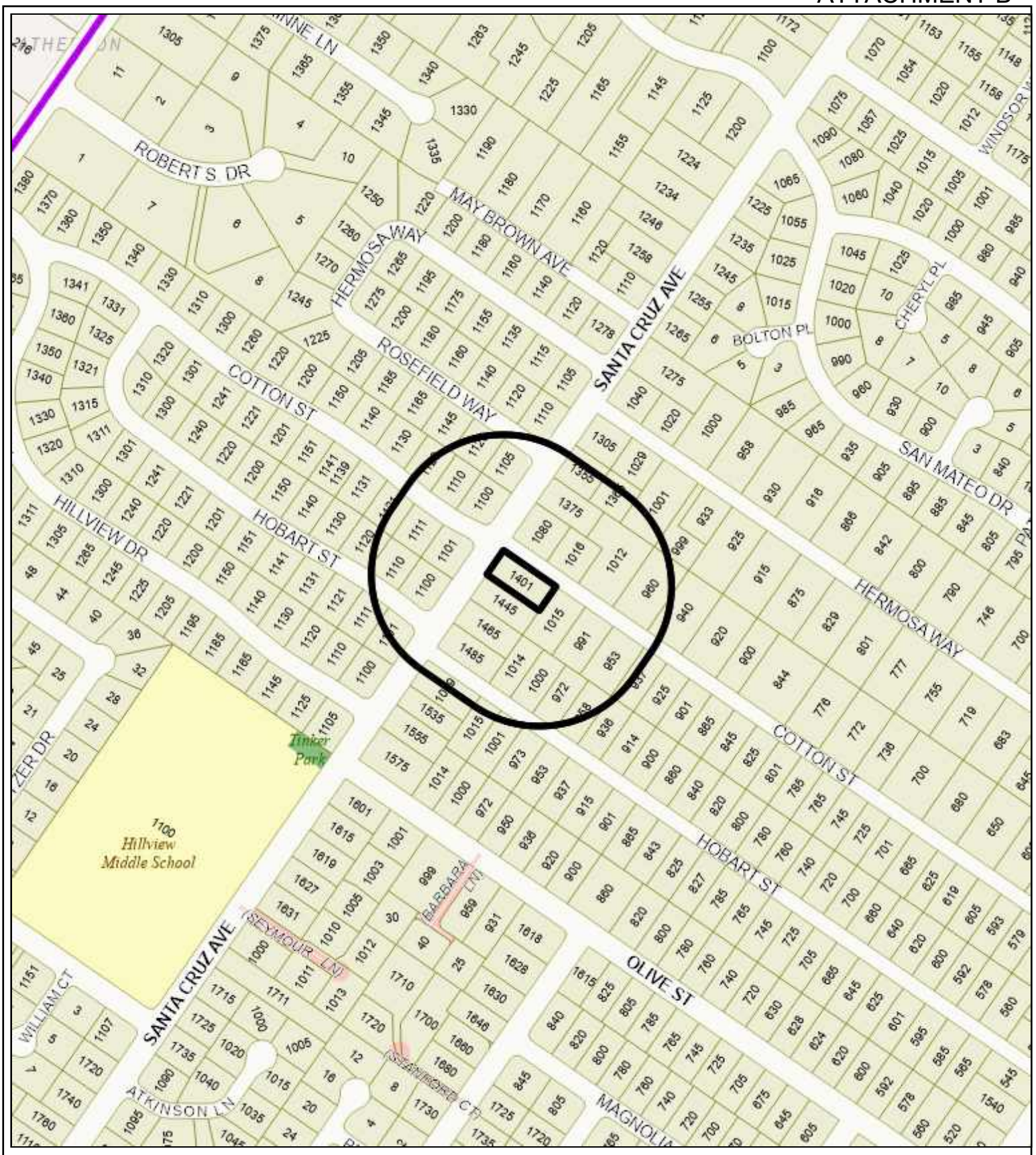
TREE # 10 (TAG # 5283)

TREE # 11 (TAG # 5284)

TREE # 12 (TAG # 5285)

TREE # 13 (TAG # 5286) – NOTE: 4 NON-PROTECTED SHRUBS

TREE # 14 (TAG # 5287)



City of Menlo Park

Location Map
1401 Santa Cruz Avenue

CITY OF MENLO PARK

Scale: 1:4,000 | Drawn By: FNK | Checked By: CDS | Date: 11/4/2024 | Sheet: 1

1401 Santa Cruz Avenue – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	12,672 sf	12,672 sf	10,000.0 sf min.
Lot width	76.3 ft.	76.3 ft.	80.0 ft. min.
Lot depth	165.9 ft.	165.9 ft.	100.0 ft. min.
Setbacks			
Front	39.9 ft. (Main House) 39.0 ft.(ADU)	39.6 ft.	20.0 ft. min.
Rear	51.6 ft. (Main House) 95.3 ft. (ADU)	76.0 ft.	20.0 ft. min.
Side (left)	12.3 ft. (Main House) 12.3 ft. (ADU)	11.8 ft.	10.0 ft. min.
Side (right)	12.3 ft. (Main House) 46.0 ft. (ADU)	12.3 ft.	12.0 ft. min.
Building coverage	3,464.2 sf* 27.3 %*	2,697.6 sf 21.3 %	4,435.2 sf max. 35.0 % max.
FAL (Floor Area Limit)	4,749.3 sf*	2,483.1 sf	4,218.0 sf max.
Square footage by floor	2,051.3 sf/1st 1,627.8 sf/2nd 442.8 sf/garage 544.6 sf/ADU 417.4 sf/porches 8.1 sf/chimney	1,942.0 sf/1st 541.1 sf/garage 199.4 sf/porches 15.1 sf/chimney 1,929.0 sf/basement	
Square footage of buildings	5,092.0 sf	4,626.6 sf	
Building height	26.4 ft.	16.8 ft.	28 ft. max.
Parking	2 covered	2 covered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			

Trees	Heritage trees	6	Non-Heritage trees	8	New Trees 1
	Heritage trees proposed for removal	2	Non-Heritage trees proposed for removal	7	Total Number of Trees 6

* Floor area and building coverage for the proposed project includes the ADU, which is 544.6 square feet in size. Only 800 square feet of ADU is allowed to exceed the floor area limit and building coverage. With the ADU and main residence combined, the floor area limit would be exceeded by 531.3 square feet and the building coverage would not be exceeded.

STAFF REPORT

Planning Commission Meeting Date: **11/4/2024**
Staff Report Number: **24-047-PC**

Public Hearing: **Consider and adopt a resolution to 1) approve an architectural control permit to change the paint color of the front and rear facades of the building at 639-641 Santa Cruz Avenue, install a mural on an existing electrical cabinet on the rear facade of the building, replace the double front door of the 639 Santa Cruz Avenue suite with a single door, and add various architectural details to the front facade of the 641 Santa Cruz Avenue suite, and 2) approve a sign permit for a second blade sign on the front facade of the 641 Santa Cruz Avenue suite that would also exceed three square feet in size at an existing building located in the SP-ECR/D (El Camino Real-Downtown Specific Plan) zoning district; determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities.**

Recommendation

Staff recommends that the Planning Commission adopt a resolution approving architectural control and a sign review permit to modify the paint color of the front and rear facades of the existing building at 639-641 Santa Cruz Avenue, install a mural on an existing electrical cabinet on the rear facade of the building, replace the double front door of the 639 Santa Cruz Avenue suite with a single door, and add various architectural details to the front façade of the 641 Santa Cruz Avenue suite in the SP-ECR/D (El Camino Real-Downtown Specific Plan) zoning district. The project is also requesting sign review to permit a second blade sign on the front façade of 641 Santa Cruz Avenue and permit the additional blade sign to exceed three square feet in size. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

The proposed project is located in the El Camino Real-Downtown Specific Plan (SP-ECR/D) zoning district and the Planning Commission should consider the guiding principles of the Specific Plan and the goals, policies, and programs of the City's General Plan when evaluating the architectural control and sign review requests. The Specific Plan includes two guiding principles that should be considered in evaluating the proposed project: Generate Vibrancy and Sustain Menlo Park's Village Character. The City's General Plan includes a number of goals and associated policies used to implement those goals that should be considered in evaluating the proposed project, including: LU-3: Retain and enhance existing and encourage new neighborhood-serving commercial uses; LU-4: Promote and encourage existing and new business to be successful; and LU-5: Strengthen Downtown and the El Camino Real Corridor as a vital, competitive shopping area. Each architectural control and sign review request is considered individually. The Planning

Commission should consider whether the required architectural control findings identified in Menlo Park Municipal Code Section (MPMC) 16.69.020 and sign review findings can be made for the proposal, including whether the signage complies with MPMC 16.92. The City has adopted Design Guidelines for Signs and the proposed signage would need to be considered for conformance with the adopted design guidelines and the appropriateness of deviating from the guidelines for the additional blade sign that would also be larger than permitted by the Design Guidelines for Signs. The Planning Commission may approve deviations from Design Guidelines for Signs. The architectural control permit and sign review should be comprehensively evaluated for neighborhood compatibility.

The proposed second blade sign currently exists and the request would legalize the sign, for which the City does not have documentation of a permit. Additionally, the repainting of the building already occurred and the architectural details on the front façade were previously installed. The architectural control request would legalize this previously unpermitted work. The staff report discusses the proposal conditionally since the Planning Commission has discretion on whether or not to approve, conditionally approve, or deny these changes. If the Planning Commission does not approve the architectural control or sign permit, or portions of the requests, the applicant would be required to restore the unpermitted components to the previous conditions. The Commission may also consider conditions or modifications to the requests.

Background

Site location

Using Santa Cruz Avenue in the east-west orientation, the property is located on the south side of Santa Cruz Avenue near the corner of Doyle Street. The property has been developed into a one and one-half story building containing two retail units of approximately 2,500 square feet apiece. Both units are currently operating as restaurant uses. Prior to Bistro Vida's expansion into the space addressed 639 Santa Cruz Avenue, the space was occupied by a home furnishing store. A location map has been included as Attachment B.

The surrounding lots are all part of the SP-ECR/D zoning district and within the D sub-district. Properties along Santa Cruz Avenue are located within the Downtown/Station Area "Main Street" Overlay (DSAMSO) land use designation (including the project site), while properties to the rear of the project site (fronting Menlo Avenue) are located within the Downtown/Station Area Retail/Mixed Use (DSARMU) land use designation. Surrounding properties near the subject property include a mix of commercial uses (primarily retail and restaurant uses).

Analysis

Project description

Bistro Vida has been a presence at 641 Santa Cruz Avenue for more than 20 years and has since embarked on an expansion project to create a new concept bar and restaurant space at 639 Santa Cruz Avenue. As part of the ongoing renovations to 639 Santa Cruz Avenue suite to combine the two spaces into one, the applicant is requesting façade changes to the entire building which requires architectural control. The applicant is proposing to modify the paint color of the front and rear facades of the building, install a mural on an existing electrical cabinet on the rear facade of the 641 Santa Cruz Avenue suite, replace the double front door of the 639 Santa Cruz Avenue suite with a single door, and add various architectural details to the front façade of the 641 Santa Cruz Avenue suite. The applicant is also requesting sign review to permit a second blade sign on the front façade of 641 Santa Cruz Avenue and permit the additional blade sign to exceed three square feet in size. Originally, each unit was painted a separate color with 639 Santa Cruz Avenue being an off-white with natural wood accent features and 641 Santa Cruz Avenue being a

sage green color with red storefront for the restaurant. The applicant is proposing to paint the entirety of the 639-641 Santa Cruz Avenue front façade a uniform black, with the exception of the existing red storefront around the Bistro Vida entrance. The entirety of the rear façade would be painted a sage green. The applicant's proposal aligns with a number of goals as set forth in the General Plan, such as:

- Goal LU-3 of the General Plan is meant to encourage neighborhood-serving commercial uses that would create a vibrant commercial corridor. The proposed renovations, including the updated paint colors for the front and rear facades and architectural elements, would comprehensively modernize the structure and aligns with Policy L-3.3 which seeks to preserve small businesses and enhance the character of the neighborhood. The updated color palette would be consistent with this policy.
- Goal LU-4 of the General Plan is designed to encourage existing businesses to be successful. The applicant's proposed renovations to the facades aligns with Policy LU-4.5 which allows modifications to businesses and structures that promote revenue generating uses. The applicant's willingness to take on the cost of renovating the facades of the building would bring a fresh, modern appearance to the structure and enhance the general streetscape.
- Goal LU-5 of the General Plan is to strengthen Downtown and the El Camino Real Corridor as a vital, competitive shopping area while enhancing Downtown's atmosphere. The applicant's proposed new color scheme and architectural elements for the now combined restaurant uses aligns with Policy LU-5.1 of ensuring a complimentary mix of uses with appropriate design. The applicant's proposed plans would continue to set the business apart from their neighbors and contribute to an eclectic mix of uses and building styles along Santa Cruz Avenue.

These goals work together to help fulfill a number of the Specific Plan's guiding principles; they help generate vibrancy along the Santa Cruz Avenue shopping district by bringing vitality to the street scene through updated façade colors and help sustain Menlo Park's village character by allowing a small business to renovate their buildings to help maintain Menlo Park's unique qualities and diverse business offerings.

Design and materials

The overall project intent would be to revitalize and bring a cohesive look to the now combined restaurant spaces. Previously, the 639 Santa Cruz Avenue space was occupied by a home furnishing store and that portion of the façade was painted in an off-white color with natural wood accents around the storefront The applicant is requesting to repaint the entirety of the 639 Santa Cruz Avenue façade (including the wood accent features) and the upper portion of the 641 Santa Cruz Avenue façade the same black color. The lower portion of the 641 Santa Cruz Avenue façade, including the operable French doors and main entrance door, would be maintained in a deep red color, offsetting the existing white porcelain tile accents on either side of the unit space. The red paint and porcelain tile were previously approved through Architectural Control and are not in the scope of this project.

The applicant proposes a number of architectural details on the front façade of 641 Santa Cruz Avenue which would include two vintage street signs, a chalkboard-style menu board, and gold-leaf window lettering. These would be consistent with the overall Parisian theme of the restaurant.

As part of the ongoing renovations to the 639 Santa Cruz Avenue space, the applicant would replace the asymmetrical double front door with a single ADA-compliant, wood-framed door with a glass insert. The applicant is proposing to paint the wood frame of the door the same black color as the remainder of the building.

The changes proposed along the rear façade include repainting both units the same green color in order to accentuate the combined operating nature of the restaurant spaces as well as the installation of a mural on an existing electrical cabinet on the rear of the 641 Santa Cruz Avenue suite. The mural includes a view of the Eiffel Tower and features red, white, and blue colors.

As mentioned previously, these façade modifications have been implemented and the proposal would legalize these changes.

Sign review

The applicant is proposing a second blade sign on the front façade of the 641 Santa Cruz Avenue suite that also exceeds three-square-feet in size which requires sign review by the Planning Commission. The blade sign is four feet tall, 16-inches wide, projects approximately two feet from the face of the building and has a clearance of eight feet from the ground. The blade sign is double-faced with white lettering on a red background. Additional signage located on the front façade of 639 Santa Cruz Avenue has been reviewed and approved through the standard sign review process.

Each non-residential parcel is assigned a maximum allowed sign area based on the length of the street frontage of the parcel not to exceed 100 square feet as defined in MPMC section 16.92.110. As the subject parcel has a street frontage of 50 feet, the maximum allowed sign area is 75 square feet. As the subject parcel has two commercial units, the Sign Design Guidelines recommends that the units have a “fair sharing” of the total allotted sign area. Since the commercial units are both 25 feet wide, each would get 50-percent of the sign area, or 37.5 square feet, utilizing the fair-sharing provision of the Design Guidelines for Signs. Previously approved signage for 641 Santa Cruz Avenue adds up to 23.1 square feet. The request to legalize the existing blade sign with a sign area of approximately 5.4 square feet would increase the sign area to 28.5 square feet and would be compliant with the total allowed sign area for each commercial unit.

Staff reviews a sign application for conformance with both the Zoning Ordinance regulations and the Design Guidelines for Signs. If the request meets the requirements in these documents, staff can approve the sign application administratively. If, however, the sign request would potentially be incompatible with the Design Guidelines for Signs, the review of the application is forwarded to the Planning Commission for a general review of the sign for consistency with the Design Guidelines. In this case, the proposal would not be strictly consistent with one element of the Design Guidelines. Specifically, the sign would not comply with the following items:

- B.11, each business is allowed one suspended or blade sign to be placed under awnings or canopies. These blade signs can be up to three (3) square feet in size.

The Design Guidelines for Signs are included as Attachment C.

<u>Design Guideline B.11</u>

The proposed second blade sign, which would be greater than three-square-feet in size, does not strictly comply with item B.11 of the Guidelines, which states one blade sign is allowed and that blade signs can be up to three-square-feet in size. The proposed second blade sign would contain the name of the business (“Bistro Vida”) in white lettering on a red background. The red color is not on the list of prohibited colors on the Sign Design Guidelines. The proposed second blade sign would have a clearance of eight feet from the ground, which complies with the Guideline. Staff believes that the proposed second blade sign and size is appropriate for the project due to the scale in relation to the subject property and adjacent buildings and Parisian design aesthetic of the overall project.

Correspondence

Staff has not received any correspondence as of the writing of this report.

Conclusion

Through the lens of visually conveying that the two spaces are now operating as one unified concept, staff believes that the façade modifications and blade sign are contemporary, attractively designed, and generally fit in with the established look and feel of the downtown core. Staff believes the proposed façade modifications and signage would enhance the downtown streetscape while meeting the goals of the Specific Plan and General Plan. The consistent color scheme across both facades would tie the two spaces together. The architectural details are consistent with the Parisian theme of the restaurants. The proposed blade sign would be adequately positioned and scaled in order to limit the visual effects on the surrounding businesses. While larger in size, the blade sign is appropriate to the scale of the overall structure. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

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

Environmental Review

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

Public Notice

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

Appeal period

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

Attachments

A. Draft Planning Commission Resolution
   Exhibits to Attachment A
   A. Project Plans
   B. Project Description Letter
   C. Conditions of Approval
B. Location Map
C. Hyperlink: City of Menlo Park Design Guidelines for Signs - https://menlopark.gov/files/sharedassets/public/community-development/documents/building/sign-and-awning-design-guidelines_201402101531551631.pdf

Report prepared by:

Connor Hochleutner, Assistant Planner

Report reviewed by:
Corinna Sandmeier, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2024-XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING AN ARCHITECTURAL CONTROL PERMIT FOR MODIFICATIONS TO THE PAINT OF THE FRONT AND REAR FACADES OF 639-641 SANTA CRUZ AVENUE, INSTALLATION OF A MURAL ON AN EXISTING ELECTRICAL CABINET ON THE REAR FACADE OF THE BUILDING, REPLACEMENT OF THE DOUBLE FRONT DOOR OF 639 SANTA CRUZ AVENUE SUITE WITH A SINGLE DOOR, AND ADDITION OF VARIOUS ARCHITECTURAL DETAILS TO THE FRONT FACADE OF THE 641 SANTA CRUZ AVENUE SUITE AND APPROVING A SIGN PERMIT FOR A SECOND BLADE SIGN EXCEEDING THREE-SQUARE-FEET IN SIZE IN THE SP-ECR/D (EL CAMINO REAL-DOWNTOWN SPECIFIC PLAN) ZONING DISTRICT.

WHEREAS, the City of Menlo Park ("City") received an application requesting an architectural control permit to legalize façade changes to an existing commercial building located in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district, and sign review to legalize a blade sign exceeding three-square-feet in size (collectively, the "Project"), from Ali El Safy ("Applicant") and KOENIG VIRGINIA JUNG LUM TR ET AL ("Owner"), located at 639-641 Santa Cruz Avenue (APN 071-285-020) ("Property"). The Project architectural control permit and sign review requests are 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 SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The SP-ECR/D zoning district supports restaurant uses as a permitted use; and

WHEREAS, the proposed Project complies with all standards of the SP-ECR/D zoning district; and

WHEREAS, the proposed Project would involve architectural control approval for physical modifications to the existing commercial building, which would provide a comprehensive update for the site while maintaining a balanced and consistent appearance; and

WHEREAS, the proposed Project would incorporate a second blade sign that would be more than three-square-feet in size; 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 a determination regarding the Project's compliance with CEQA; 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 November 4, 2024, the Planning Commission fully reviewed, considered, and evaluated the whole of the record, including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the proposed 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. Architectural Control Permit. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the architectural control permit to to modify the paint color of the front and rear facades of the existing building at 639-641 Santa Cruz Avenue, install a mural on an existing electrical cabinet on the rear facade of the building, replace the double front door of the 639 Santa Cruz Avenue suite with a single door, and add various architectural details to the front façade of the 641 Santa Cruz Avenue suite is granted based on the following findings, which are made pursuant to Menlo Park Municipal Code Section 16.82.020:

1. That the general appearance of the structure is in keeping with character of the neighborhood; in that, the proposed modifications to the facades provide a balanced and consistent appearance.

2. That the development will not be detrimental to the harmonious and orderly growth of the city; in that, the Project contains design modifications to an existing commercial building. The Project's design is generally consistent with all applicable requirements of the City of Menlo Park Municipal Code. The General Plan land use for the Property, Commercial Retail, is consistent with the existing and proposed uses on the site. Therefore, the Project will not be detrimental to the harmonious and orderly growth of the city.

3. That the development will not impair the desirability of investment or occupation in the neighborhood; in that, the Project contains design modifications to an existing commercial building, which involves a use that is consistent with the applicable standards of the Zoning Ordinance for the project site. The proposed Project is designed in a manner consistent with all applicable codes and ordinances. Therefore, the proposed Project would not impair the desirability of investment or occupation in the neighborhood.

4. That the development provides adequate parking as required in all applicable city ordinances, as no parking changes are proposed. Therefore, the proposed development provides sufficient parking through the bundled parking program in the SP-ECR/D specific plan area.

5. That the development is consistent with any applicable specific plan; in that, the Project is located in the Downtown neighborhood, which is subject to the El Camino Real/Downtown Specific Plan. The proposed Project is designed in a manner consistent with all applicable codes and ordinances, as well as the General Plan goals and policies.

Section 3. Sign Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following findings:

The approval of a sign permit to install a second blade sign which exceeds three-square-feet in size for an existing restaurant is granted based on the following findings, which are made pursuant to the City of Menlo Park Design Guidelines for Signs:

1. Additional blade signs and blade signs exceeding three-square-feet may be considered for buildings, as the project's signage is a minimum of eight feet from the ground and aesthetically harmonious with the overall building design.

Section 4. Architectural Control And Sign Permit. The Planning Commission approves Architectural Control and Sign Permit No. PLN2024-00042, which 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 Architectural Control and Sign Permit are conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit C.

Section 5. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

A. The Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15301 et seq. (Existing Facilities).

Section 6. SEVERIBILITY.

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 proposed 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 November 4, 2024, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

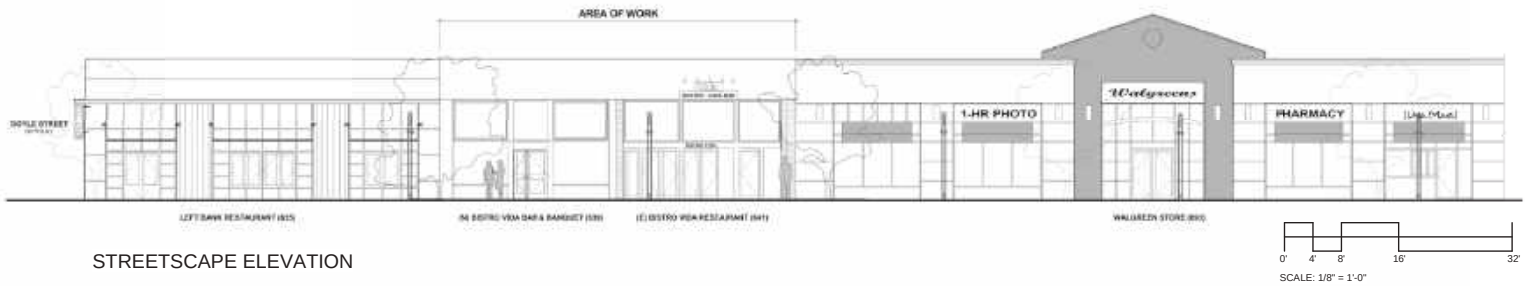
IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this ____ day of November, 2024.

PC Liaison Signature

_____
Kyle Perata
Assistant Community Development Director
City of Menlo Park

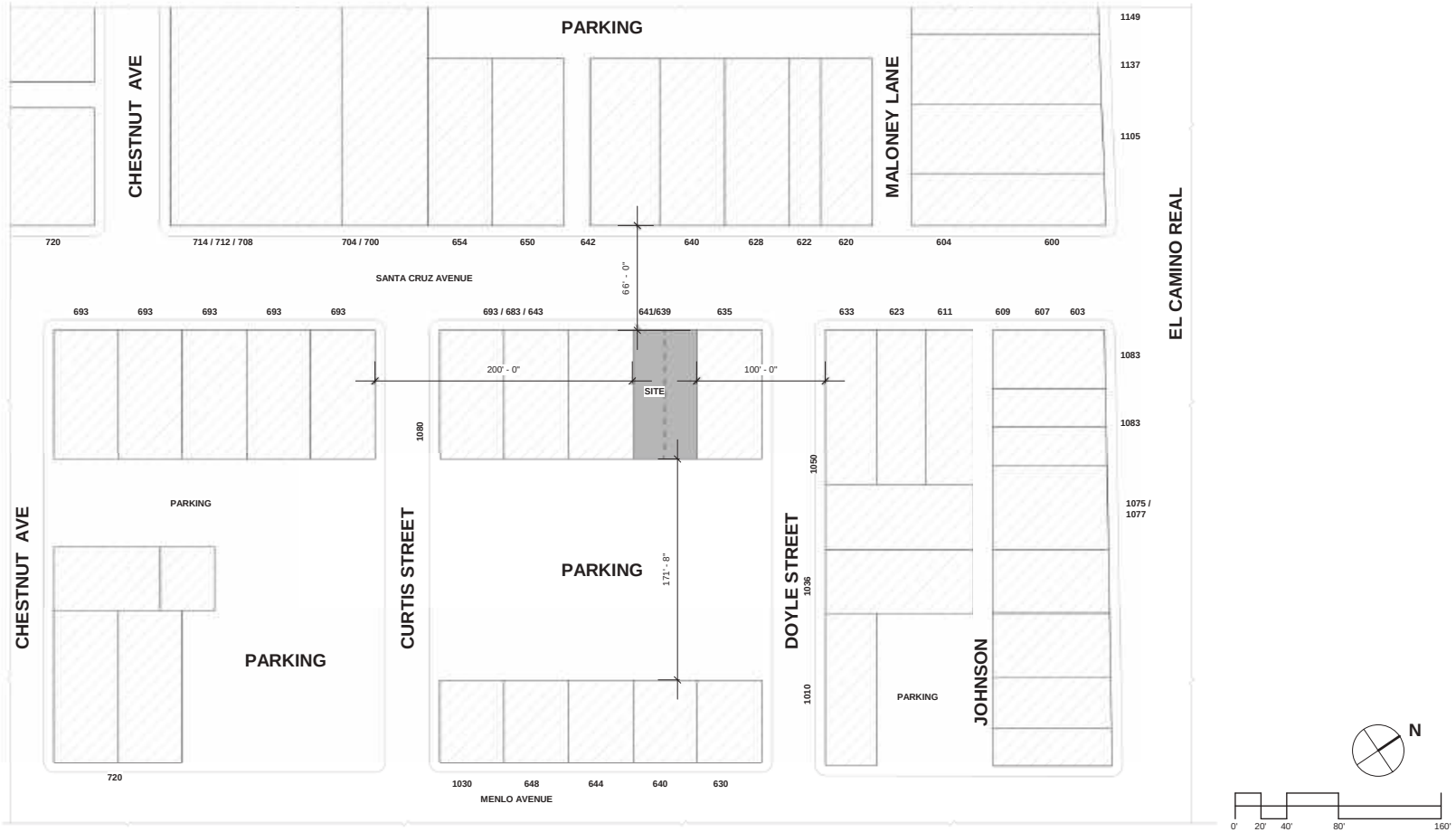
Exhibits

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



STREETSCAPE ELEVATION

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



AREA PLAN

SCALE: 1" = 40'-0"

No.	Issue	Date	By

PACIFIC PENINSULA ARCHITECTURE

718 OAK GROVE AVENUE
MENLO PARK CA 94025

T 650.323.7900
F 650.323.0625

www.pacificpeninsula.com

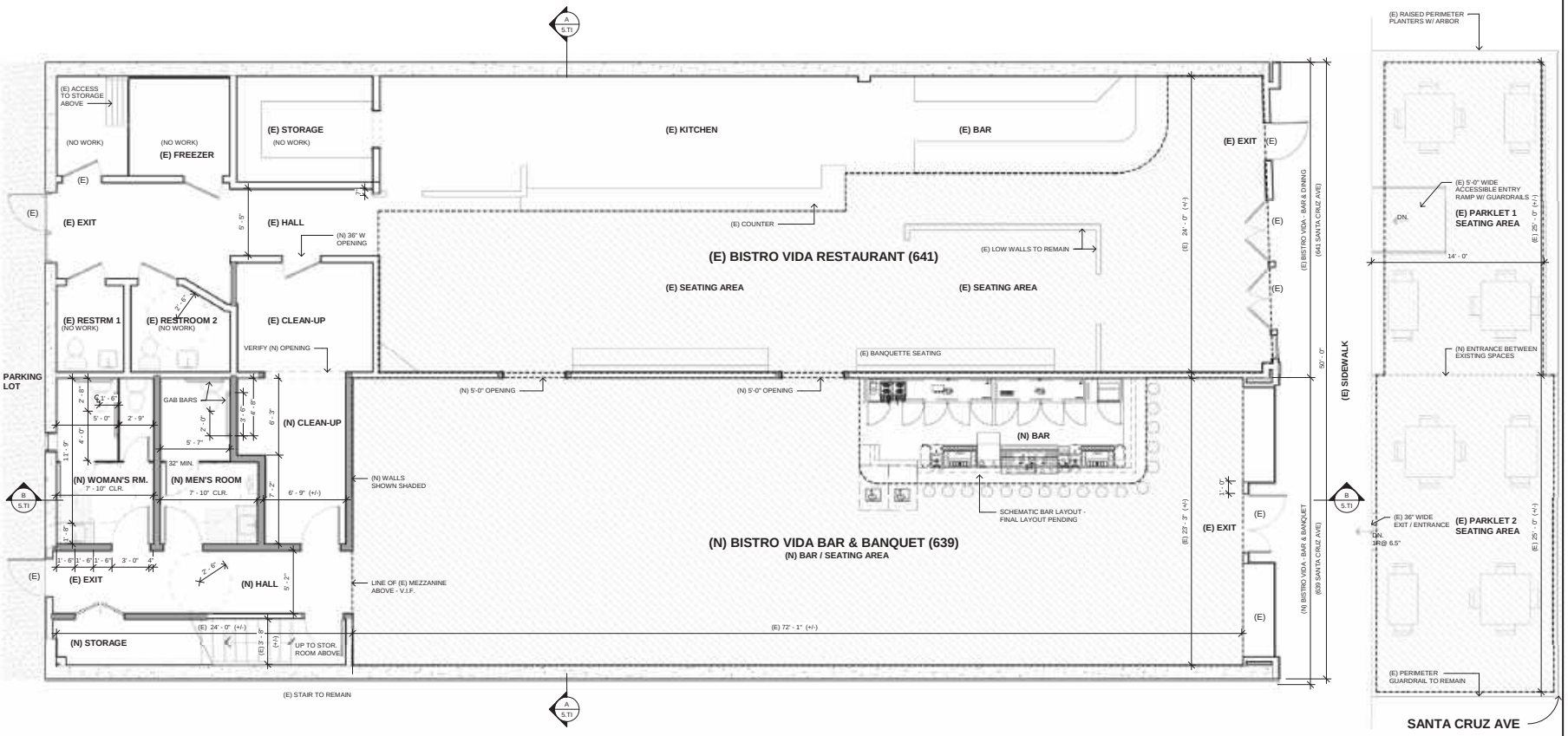
LICENSED ARCHITECT
JUDE C. KIRIN
C-19856
STATE OF CALIFORNIA

TENANT IMPROVEMENT
BISTRO VIDA BAR & BANQUET

639 / 641 SANTA CRUZ AVENUE
MENLO PARK, CALIFORNIA

Date	02/23/2023
Scale	As Indicated
Drawn by	CEB
Job	2232

7.TI



FLOOR PLAN NOTES

1. DO NOT SCALE DRAWINGS!! DIMENSIONS SHALL TAKE PRECEDENCE. VERIFY AND REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT 650-323-7900 PRIOR TO COMMENCING THE WORK.
2. DIMENSIONS ARE GIVEN TO FACE OF STUD, FACE OF CONCRETE, OR FACE OF MASONRY WALLS UNLESS OTHERWISE NOTED.
3. CENTER WINDOWS ON INSIDE WALLS UNLESS OTHERWISE NOTED OR DIMENSIONED.
4. PROVIDE TRIPLE 2X JAMB AT DOORS/WINDOWS.
5. SEE OWNER CONSULTANT PACKAGE FOR FURTHER INFORMATION.
6. SEE SITE PLAN SHEET ON SHEET 1.TI FOR FURTHER INFORMATION REGARDING STEPS, SIDEWALK AND PARKING.
7. SEE STRUCTURAL DRAWINGS FOR LOCATION OF 2X6 STUD WALLS, SHEAR WALLS, POSTS, FRAMES, AND ALL OTHER STRUCTURAL MEMBERS.
8. CASED OPENING DIMENSIONS SHALL BE FINISHED DIMENSIONS.
9. BATHROOM FLOOR SURFACES SHALL BE COVED AT THE JUNCTURE OF THE FLOOR AND WALL WITH A 3/8 INCH MIN. RADIUS COVING AND SHALL EXTEND UP THE WALL AT LEAST 4 INCHES PER SAN MATEO COUNTY HEALTH REQUIREMENTS.
10. NEW INTERIOR BATHROOM WALLS SHALL BE INSULATED FOR SOUND TRANSMISSION.
11. PLUMBING FIXTURES & FITTINGS WITH MAXIMUM FLOW RATES PER CGBSC SECTION 4.303, LISTED BELOW SHALL BE USED:

WATER CLOSETS	1.28 GPF
LAVATORY FAUCETS	1.2 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI

WALL/SYMBOL LEGEND

- AREA OF ALCHOHOL SERVICE
- EXISTING RATED CMU WALL CONSTRUCTION; VERIFY AS REQUIRED
- EXISTING 2X FRAME WALL CONSTRUCTION; VERIFY AS REQUIRED
- NEW 2X6 FRAME WALL CONSTRUCTION
- LINE OF WALL, BEAM, OR SOFFIT ABOVE
- 1 — REVISION MARK - NUMBER
- 1 / 4 / 2 / 3 / I2.1 — INTERIOR ELEVATION TAG - NUMBER/SHEET
- 1 / A4.1 — EXTERIOR ELEVATION TAG - NUMBER/SHEET
- 1 / A8.1 — DETAIL MARK - NUMBER/SHEET
- A / A5.1 — BUILDING SECTION MARK - LETTER/SHEET
- TOP OF SUBFLOOR (ELEVATION)

N

0' 2' 4' 8' 16'

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

EXISTING FIRST FLOOR PLAN

No.	Issue	Date	By

PACIFIC PENINSULA ARCHITECTURE
718 OAK GROVE AVENUE
MENLO PARK CA 94025
T 650.323.7900
F 650.323.0625
www.pacificpeninsula.com

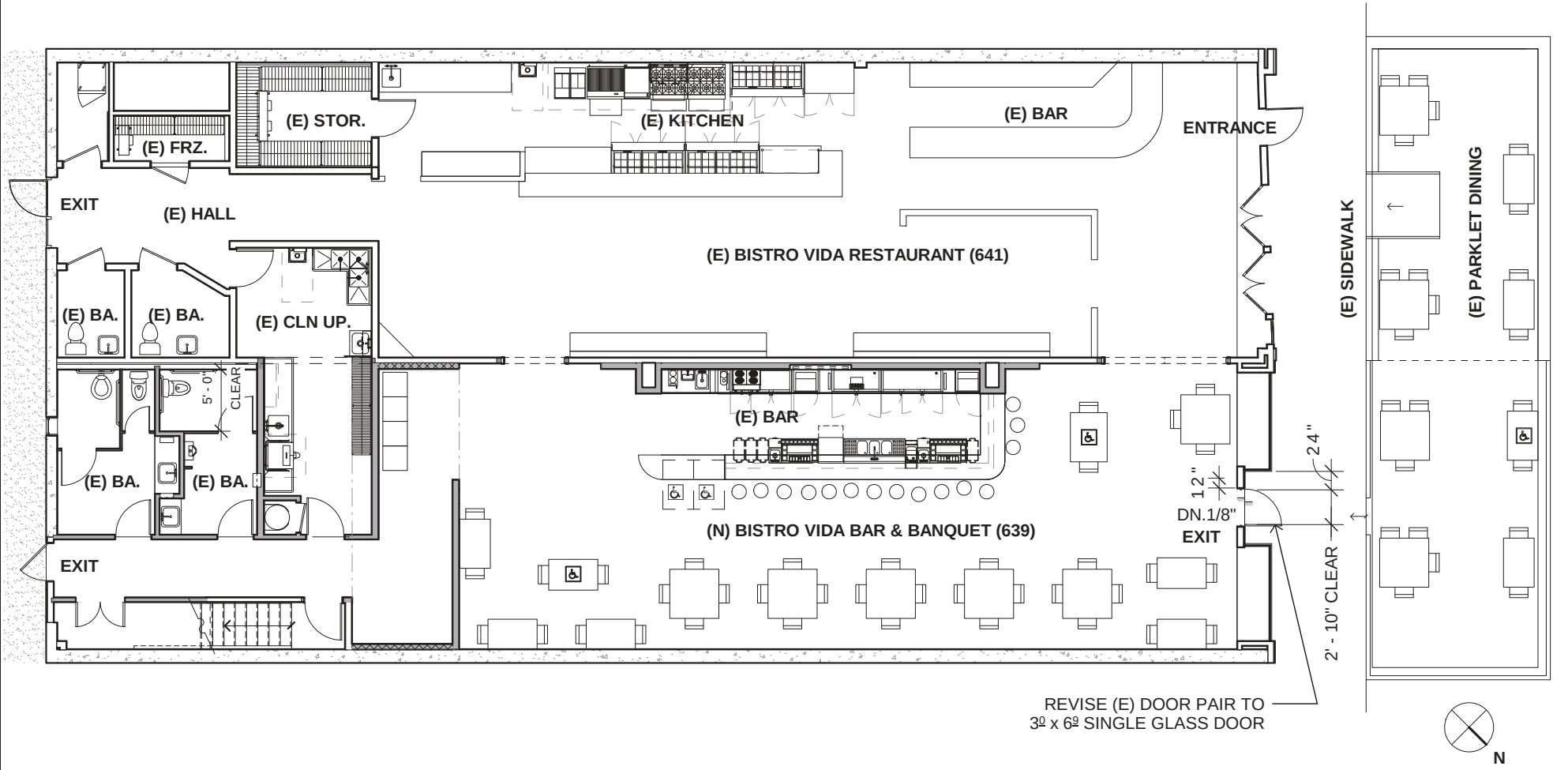
LICENSED ARCHITECT
JUDE C. KIRIN
C-19856
STATE OF CALIFORNIA

TENANT IMPROVEMENT
BISTRO VIDA BAR & BANQUET
639 / 641 SANTA CRUZ AVENUE
MENLO PARK, CALIFORNIA

Date	02/23/2023
Scale	1/4" = 1'-0"
Drawn by	CEB
Job	2232

3.TI

FOR REFERENCY ONLY (USE PERMIT)



Pacific Peninsula Architecture
718 OAK GROVE AVENUE MENLO PARK CA 94025
www.pacificpeninsula.com T 650.323.7900

PROPOSED FLOOR PLAN

BISTRO VIDA & LORETTA BAR
639 / 641 SANTA CRUZ AVENUE
MENLO PARK, CALIFORNIA

Date	10/22/2024
Scale	1/8" = 1'-0"
Job	2232

PD0

3/8

A7

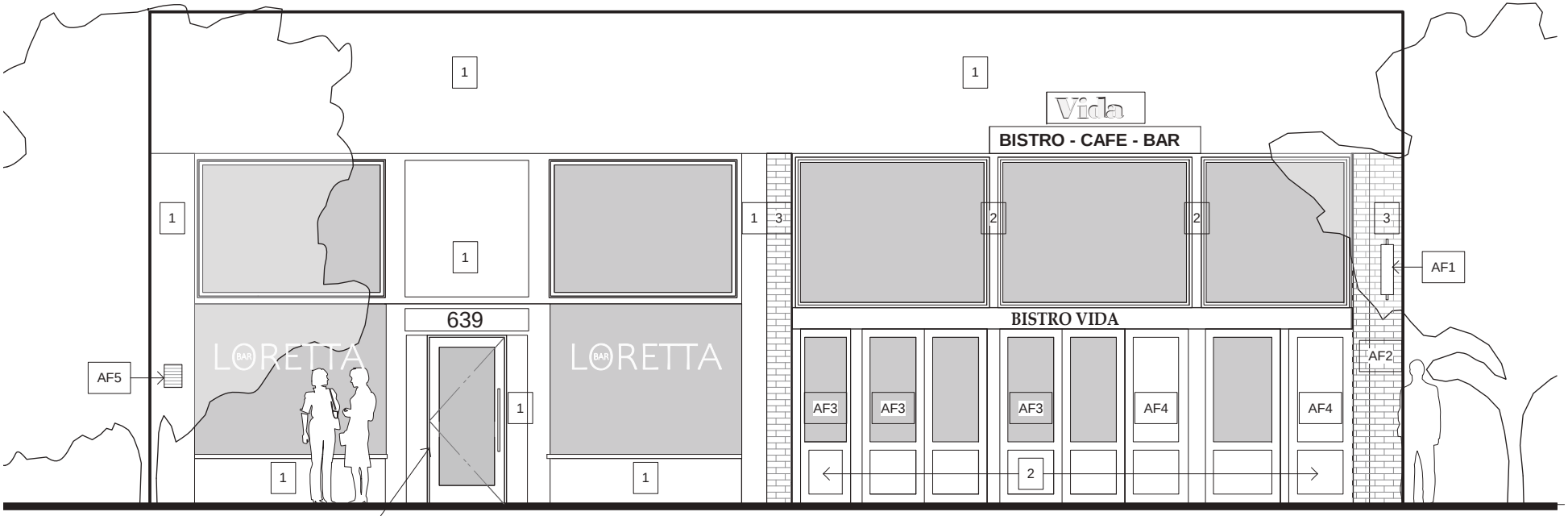
AF1 BLADE SIGN | AF2 PLACARD | AF5 PLAQUE | AF3 WINDOW SIGNIFIER | AF4 CHALKBOARD SIGNIFIER

1 **FRONT FACADE COLOR:**
BENJAMIN MOORE "SPACE BLACK" 2119-10

2 **BISTRO VIDA (E) LOWER FACADE COLOR:**
REMBRANDT RED 1002

3 **BISTRO VIDA (E) FACADE COLOR:**
WHITE SUBWAY TILES

SEE SHEET SK3



Pacific Peninsula Architecture
718 OAK GROVE AVENUE MENLO PARK CA 94025
www.pacificpeninsula.com T 650.323.7900

PROPOSED FRONT FACADE COLOR

BISTRO VIDA BAR & LORETTA BAR
639 / 641 SANTA CRUZ AVENUE
MENLO PARK, CALIFORNIA

Date	10/22/2024
Scale	1/4" = 1'-0"
Job	2232

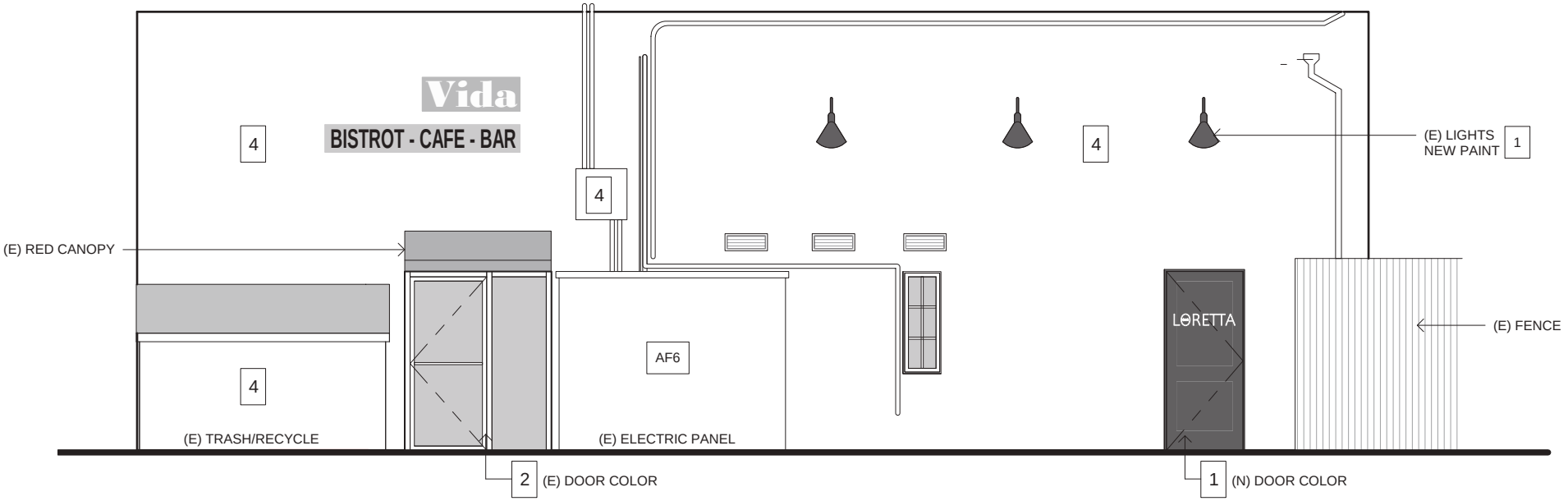
PD1

1 **SOLID DOOR COLOR:**
BEN. MOORE "SPACE BLACK" 2119-10

2 **BISTRO VIDA (E) LOWER FACADE COLOR:**
REMBRANDT RED 1002

4 **REAR FACADE COLOR:**
BEN. MOORE "SPRINGFIELD GREEN" 510

AF6 **SEE SHEET SK4**
ELECTRICAL PANEL GRAPHIC



BISTRO VIDA **LORETTA BAR**

Pacific Peninsula Architecture
718 OAK GROVE AVENUE MENLO PARK CA 94025
www.pacificpeninsula.com T 650.323.7900

PROPOSED REAR FACADE COLOR

BISTRO VIDA BAR & LORETTA BAR
639 / 641 SANTA CRUZ AVENUE
MENLO PARK, CALIFORNIA

Date	10/22/2024
Scale	1/4" = 1'-0"
Job	2232

PD2

LORETTA BAR BISTRO VIDA

FRONT FACADE

BISTRO VIDA LORETTA BAR

REAR FACADE

Pacific Peninsula Architecture
718 OAK GROVE AVENUE MENLO PARK CA 94025
www.pacificpeninsula.com T 650.323.7900

EXISTING FACADE PHOTOS

BISTRO VIDA BAR & LORETTA BAR
639 / 641 SANTA CRUZ AVENUE
MENLO PARK, CALIFORNIA

Date	10/22/2024
Scale	No Scale
Job	2232

PD3

FULL FRONT FACADE

AF5 PLAQUE

LOWER FRONT FACADE

AF1 BLADE SIGN

AF2 PLACARD

AF2 PLACARD

AF3 WINDOW SIGNIFIER

AF3 WINDOW SIGNIFIER

AF3 WINDOW SIGNIFIER

AF4 CHALKBOARD MENU
ARCH. DOOR PANEL

Pacific Peninsula Architecture
718 OAK GROVE AVENUE MENLO PARK CA 94025
www.pacificpeninsula.com T 650.323.7900

FRONT FACADE COLORS AND SPECIAL FEATURES

BISTRO VIDA BAR & LORETTA BAR
639 / 641 SANTA CRUZ AVENUE
MENLO PARK, CALIFORNIA

Date	10/22/2024
Scale	No Scale
Job	2232

PD4

AF6 ELECTRICAL PANEL GRAPHIC

ENLARGED EMBELLISHMENT

BISTRO VIDA & LORETTA BAR REAR FACADE COLOR

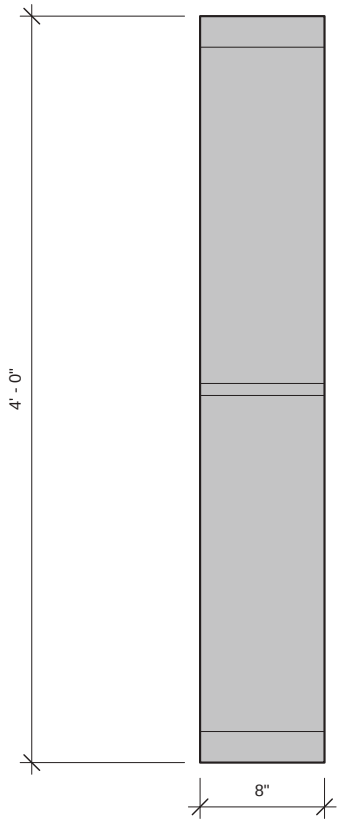
Pacific Peninsula Architecture
718 OAK GROVE AVENUE MENLO PARK CA 94025
www.pacificpeninsula.com T 650.323.7900

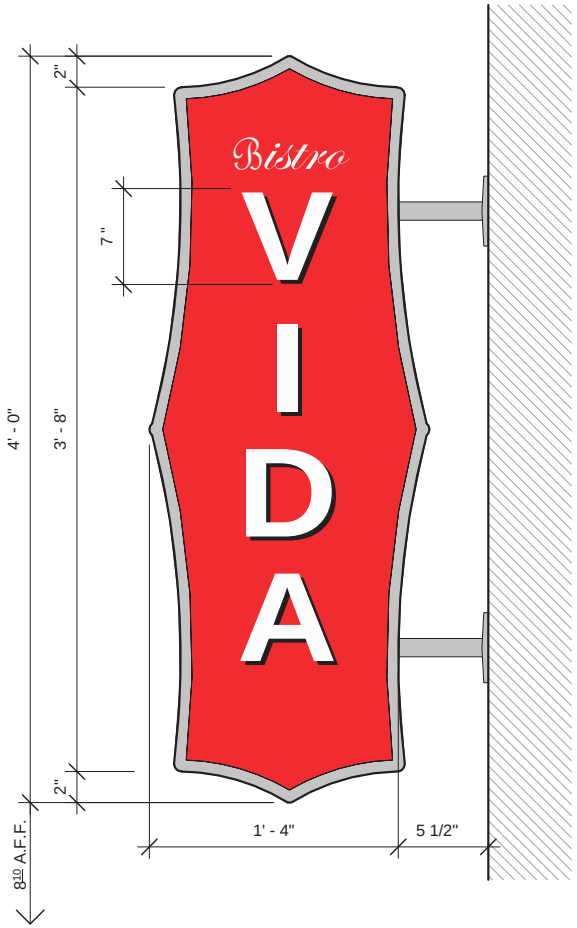
PROPOSED REAR FACADE

BISTRO VIDA BAR & LORETTA BAR
639 / 641 SANTA CRUZ AVENUE
MENLO PARK, CALIFORNIA

Date	10/22/2024
Scale	No Scale
Job	2232

PD5





5 **BLADE SIGN FIELD COLOR:**
PANTONE 32 C RED BLEND

Pacific Peninsula Architecture
718 OAK GROVE AVENUE MENLO PARK CA 94025
www.pacificpeninsula.com T 650.323.7900

BLADE SIGN

BISTRO VIDA BAR & LORETTA BAR
639 / 641 SANTA CRUZ AVENUE
MENLO PARK, CALIFORNIA

Date	10/22/2024
Scale	1 1/2" = 1'-0"
Job	2232

AF1

Pacific Peninsula Architecture

Memorandum: Bistro Vida @ Loretta Bar **PPA Project No:** 2232

To: Kyle Perata
Asst. Community Development Director

Date: 09/19/2024

From: Charles Belser

Description: Architectural Control and Specialty Signage Narrative

Bistro Vida continues to provide a large part of the downtown Santa Cruz Avenue dining experience which as lasted for over twenty years. Enduring the lean years of Covid, their investment in the new Loretta Bar expansion hopes to bring needed excitement and draw to the Santa Cruz Ave downtown area which has struggled with many restaurant closures.

The Façade Colors:
The new Façade Color at Loretta Bar and the Header above Bistro Vida updates their signature French charm and ties the new establishment into the existing restaurant. The understated black of Loretta Bar sets off the existing bold red of Bisto Vida. The new rear façade color of sage green, on the other hand, has a soft tone to bring presence to a façade covered by electrical conduit and appurtenances, tying the utilitarian façade together into a pleasing whole.

Architectural Embellishments:
The existing small descriptive words lettered onto the windows, the enlarged window like chalkboard and decorative metal placards are central to the French style of Bistro Vida known throughout the area. These minor embellishments are seen on other restaurants in the downtown district and provide an atmosphere evoking a bistro in Paris.

The rear French graphic covering the existing electrical service enclosure has been done to address a long standing explicitly vulgar graffiti problem. The graphic has been very well received, including as a photo backdrop for a former mayor and other city officials when showcasing downtown. The graphic represents a creative solution that brings character to what in many cases is a neglected backside of the building that faces a parking lot.

Specialty Sign:
There are several examples of similar, yet much larger blade signs in the immediate vicinity of Bistro Vida. The relatively small *Vida* blade sign has a classic appearance that would make one believe it was part of the original building and has been in place for over twenty years without issue. Vida is Life and represents the Owner's passion in serving the local community.

The charm and character of Bistro Vida has made it a popular attraction for over two decades downtown. The minor embellishments and modest blade sign provide the necessary elements that in total are the signature French style of Bistro Vida dining and should be allowed to remain in place.

718 OAK GROVE AVENUE MENLO PARK CALIFORNIA 94025
www.pacificpeninsula.com 650.323.7900 pacificpeninsulagroup

LOCATION: 639-641 Santa Cruz Avenue	**PROJECT NUMBER:** PLN2024-00042	**APPLICANT:** Ali El Safy	**OWNER:** KOENIG VIRGINIA JUNG LUM TR ET AL

PROJECT CONDITIONS:

1. The architectural control and sign permit shall be subject to the following standard conditions**:**

   a. Development of the project shall be substantially in conformance with the plans prepared by Pacific Peninsula Architecture, consisting of nine plan sheets, dated received October 24, 2024 and approved by the Planning Commission on November 4, 2024, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

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

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

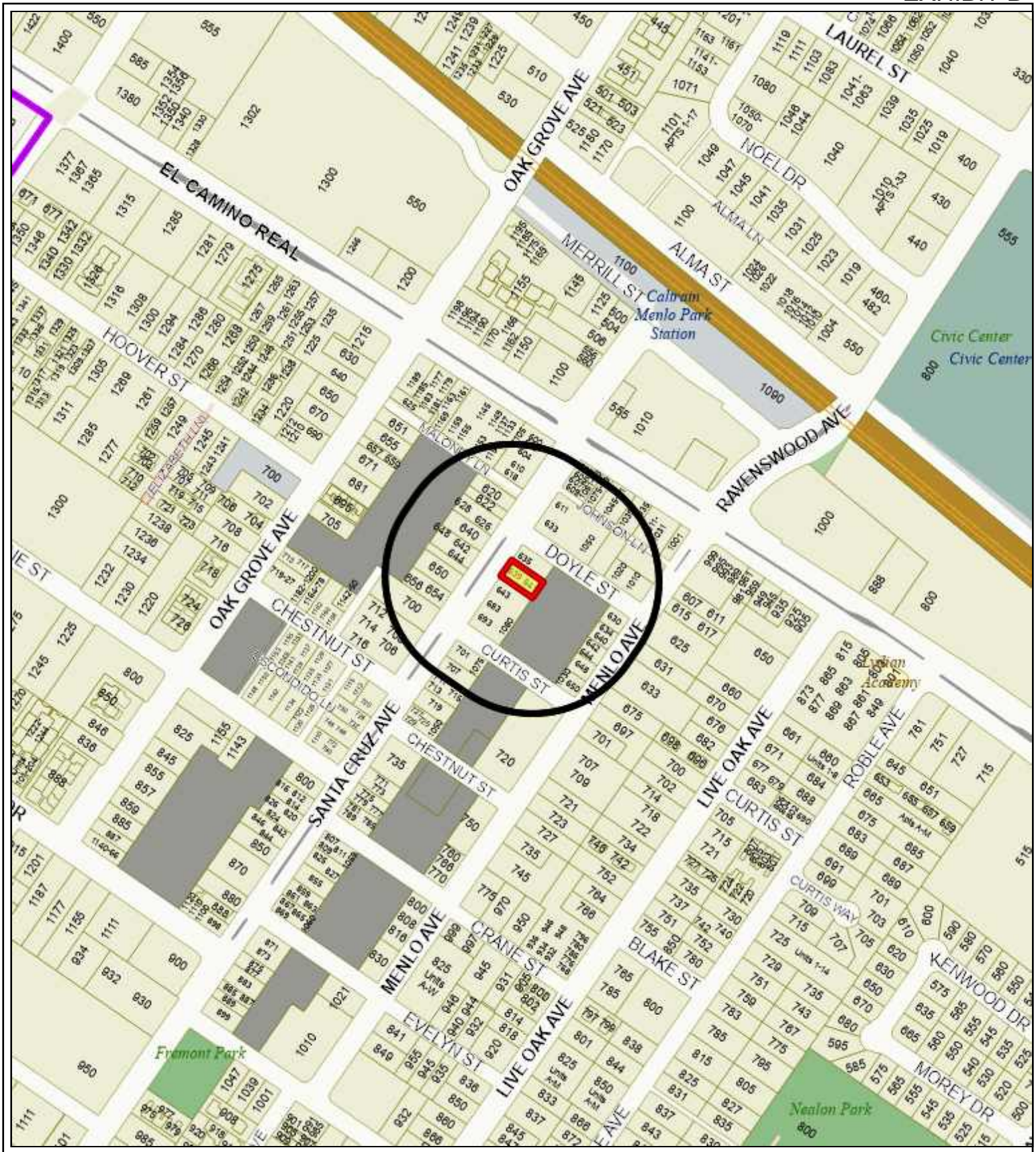
   d. Prior to building permit issuance, if applicable, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground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

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

   f. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.

   g. 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.

   h. 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

City of Menlo Park

Location Map

639-641 Santa Cruz Avenue

Scale: 1:4,000 | Drawn By: CDH | Checked By: CDS | Date: 11/4/2024 | Sheet: 1