



REGULAR MEETING AGENDA

Date: 01/10/2022

Time: 7:00 p.m.

Meeting Location: [Zoom.us/join](https://zoom.us/join) – ID# 871 4022 8110

NOVEL CORONAVIRUS, COVID-19, EMERGENCY ADVISORY NOTICE

On March 19, 2020, the Governor ordered a statewide stay-at-home order calling on all individuals living in the State of California to stay at home or at their place of residence to slow the spread of the COVID-19 virus. Additionally, the Governor has temporarily suspended certain requirements of the Brown Act. For the duration of the shelter in place order, the following public meeting protocols will apply.

Teleconference meeting: In accordance with Government Code section 54953(e), and in light of the declared state of emergency, all members of the Planning Commission, city staff, applicants, and members of the public will be participating by teleconference.

How to participate in the meeting

- Submit a written comment online up to 1-hour before the meeting start time:
PlanningDept@menlopark.org *
- Access the meeting real-time online at:
zoom.us/join – Meeting ID# 871 4022 8110
- Access the meeting real-time via telephone (listen only mode) at:
(669) 900-6833
Regular Meeting ID # 871 4022 8110
Press *9 to raise hand to speak

(670) Written and recorded public comments and call-back requests are accepted up to 1 hour before the meeting start time. Written and recorded messages are provided to the Planning Commission at the appropriate time in their meeting. Recorded messages may be transcribed using a voice-to-text tool.

- Watch the meeting
 - Online:
menlopark.org/streaming

Subject to Change: Given the current public health emergency and the rapidly evolving federal, state, county and local orders, 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's website www.menlopark.org. 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.org/agenda).

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, and items listed under Consent Calendar. Each speaker may address the Commission once under Public Comment for a limit of three minutes. Please clearly state your name and address or political jurisdiction in which you live. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

E. Consent Calendar

- E1. Approval of minutes from the November 1, 2021, Planning Commission meeting. (Attachment)

F. Public Hearing

- F1. Use Permit/Brandon Knitter/209 McKendry Drive:
Request for a use permit to demolish an existing one-story, single-family residence and detached garage, and construct a new two-story residence with attached garage on a substandard lot with regard to minimum lot width, depth and area in the R-1-U (Single Family Urban Residential) district. (Staff Report #22-001-PC)
- F2. Use Permit/Gabriela and Peter Hebert/755 Hermosa Way:
Request for a use permit to demolish an existing one-story, single-family residence and one detached accessory building, and construct a new two-story residence with a basement on a substandard lot with regard to minimum lot width in the R-E (Residential Estate) zoning district, at 755 Hermosa Way. The use permit request includes excavation within the left-side setback for a basement lightwell. The project also includes a detached Accessory Dwelling Unit (ADU), which is a permitted use. (Staff Report #22-002-PC)
- F3. Architectural Control and Below Market Rate (BMR) Housing Agreement/Dan Beltramo/1550 El Camino Real:
Request for architectural control to construct a new three-story residential building with eight townhouse-style units on a parcel in the SP-ECR/D (El Camino Real Downtown/Specific Plan) zoning district. The existing onsite, two-story office building would remain, and the surface parking lot would be reconfigured. The proposal includes one Below Market Rate (BMR) unit for compliance with the City’s BMR program. (Staff Report #22-003-PC)

- F4. Zoning Ordinance Text Amendment/Cyrus Sanandaji: Request for a Zoning Ordinance text amendment to modify Municipal Code Chapter 16.92 (Signs-Outdoor Advertising). The proposed text amendment includes eliminating the current square footage cap on the total sign area for certain larger projects within the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district and establishing new regulations to calculate permitted signage for certain projects in the SP-ECR/D zoning district. (Staff Report #22-004-PC)

G. Presentation Item

- G1. Presentation for a Master Plan/Signature Development Group and Peninsula Innovation Partners, LLC on behalf of Meta Platforms, Inc. (formerly Facebook, Inc.)/1350-1390 Willow Road, 925-1098 Hamilton Avenue, and 1005-1275 Hamilton Court:
Receive a presentation on the proposed Willow Village mixed-use master plan development. This presentation would allow for the Planning Commission and members of the community to learn more about the proposed project. The proposed Master Plan would comprehensively redevelop an approximately 59-acre existing industrial, research and development (R&D), and warehousing campus with up to 1,730 housing units, up to 200,000 square feet of retail uses, an approximately 1,600,000 square feet office campus for Meta, formerly Facebook, (inclusive of 1,250,000 square feet of office use and up to 350,000 square feet of meeting and collaboration space), a 193 room hotel, and publicly accessible open space including an approximately 3.5 acre publicly accessible park. The proposal includes a request for an increase in height, floor area ratio (FAR), and density under the bonus level development allowance in exchange for community amenities. The proposed project also includes the realignment of Hamilton Avenue and an elevated park to connect the main project site with the Belle Haven Neighborhood Shopping Center. The project would also consider reconstruction of an existing service station at 1399 Willow Road and an approximately 6,700 square foot expansion at the Belle Haven neighborhood shopping center as a future separate phase. The main project site encompasses multiple parcels zoned O-B (Office) and R-MU-B (Residential Mixed Use). The gas station and shopping center parcels are zoned C-2-S (Neighborhood Shopping, Restrictive). (Staff Report #22-005-PC)

H. Informational Items

- H1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.
- Regular Meeting: January 24, 2022
 - Regular Meeting: February 14, 2022
 - Regular Meeting: February 28, 2022

I. Adjournment

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

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

If you challenge any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or prior to, 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.org. 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 Government Code Section 54954.2(a) or Section 54956. Members of the public can view electronic agendas and staff reports by accessing the City website at menlopark.org/agenda and can receive email notification of agenda and staff report postings by subscribing to the "Notify Me" service at menlopark.org/notifyme. Agendas and staff reports may also be obtained by contacting City Clerk at 650-330-6620. (Posted: 01/05/22)



REGULAR MEETING DRAFT MINUTES

Date: 11/01/2021
Time: 7:00 p.m.
Meeting Location: Zoom.us/join - ID# 831 6644 9012

A. Call To Order

Chair Michael Doran called the meeting to order at 7:01 p.m.

Assistant Planner Chris Turner at Chair Doran's request explained how applicants and the public would be able to participate in the meeting virtually.

B. Roll Call

Present: Andrew Barnes, Chris DeCardy (Vice Chair), Michael Doran (Chair), Cynthia Harris, Michele Tate

Absent: Camille Gonzalez Kennedy, Henry Riggs

Staff: Fahteen Khan, Assistant Planner; Ori Paz, Associate Planner; Corinna Sandmeier, Acting Principal Planner; Tom Smith, Acting Principal Planner; Chris Turner, Assistant Planner

C. Reports and Announcements

Acting Principal Planner Corinna Sandmeier reported that a free webinar on recent ADU legislation would be held November 4 at 6:30 p.m.

D. Public Comment

- Roxanne Rorapaugh, Menlo Park, commented on a four-foot diameter Valley oak tree on her property and a proposed Thomas James Homes project at 905 Sherman Avenue. She said she and her husband had received preliminary plans for that project, which showed the Valley oak tree on a different property than theirs and about 28 feet south of the tree's actual location. She said about 20 feet of this tree's canopy covered the project property proposed for an ADU. She said the site plan also omitted the location of her garage. She expressed concern regarding those omissions and the future of their oak tree.
Pam Jones, Menlo Park, asked how many ADU applications the City had received since January 2019, how many had been approved, in which districts, and the amount of time to receive a permit. She asked about the units that had existed for decades without permits and what had been done to help get those legalized under the new ADU laws.

E. Consent Calendar

E1. Approval of minutes and court reporter transcript from the September 13, 2021, Planning



Commission meeting. (Attachment)

ACTION: M/S (Doran/Chris DeCardy) to approve the Consent Calendar as submitted; passes 3-0-2-2 with Commissioners Andrew Barnes and Michele Tate abstaining, and Commissioners Camille Gonzalez Kennedy and Henry Riggs absent.

F. Public Hearing

- F1. Use Permit/Thomas James Homes/760 College Avenue:
Request for a use permit to demolish an existing one-story, single-family residence with an attached garage, and construct a new two-story residence with an attached garage on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) zoning district.
Continued from the meeting of September 27, 2021. (Staff Report #21-053-PC)

Staff Comment: Assistant Planner Turner said staff had no additions to the written staff report.

Applicant Presentation: Cynthia Thiebaut, Thomas James Homes, said the lot was 5,618 square feet and substandard due to its width and size. She said the proposed livable square footage was 2,383 square feet. She said the proposed home was in the Farmhouse style. She said 14 trees were analyzed including three onsite, five offsite, and six street trees. She said five trees were proposed for removal and included one non-heritage tree onsite due to health, two heritage trees onsite due to health and development, and one Japanese pittosporum due to health. She said two Southern magnolia street trees were proposed for removal for development and that was why the hearing had been continued. She said those trees had health issues, but they proposed to retain them and put the driveway between them. She said the City Arborist had concerns that construction of the driveway would damage the roots. She said in response they did root exploration. She said the exposed roots were not covered over again in time, which caused damage to the two trees. She said moving forward they had improved their process related to tree assessment. She said at the Commission's prior hearing on the project both the Commissioners and neighbors had asked if there was a way to retain the two street Magnolia trees so as to retain the street canopy

Ms. Thiebaut said upon further analysis of the two magnolias the City Arborist and their project arborist recommended removal and replacement with larger sized trees. She said they were proposing four replacement trees including two, 60-inch London plane trees, one, 48-inch box Edith Bogue southern magnolia, and one, 15-gallon London plane tree. She referred to the notes from the arborists that tree #4 to the left of the proposed driveway had critical root damage due to construction activity including root decay as well as the original major structural health problems previously noted. She said also they found the canopy was not full, the limbs were small and had not received sufficient water over its life span and had a six-inch diameter pruning wound 11 feet above grade with moderate decay. She said tree #5, located to the right of the driveway, also a Southern magnolia, had had its critical root zone impacted by construction activity. She said between the time they received the permit to remove the trees and had the project hearing, they installed a construction driveway that included compacting some gravel between the trees, which caused further damage to the roots. She said since the prior Commission hearing on the project they added tree protection around those two trees, but they were already damaged. She said tree #5 was also suppressed as the drip line of the Coast live oak on the neighboring property was preventing both magnolia trees from thriving. She said the tree was out of balance with an east low branch growing over a driveway hindering access for taller vehicles and would need to be cut back if retained. She said it had decaying limbs, was close to the proposed gas line as well as the proposed driveway and

had vines covering its lower trunk. She said their arborist from California Tree and Landscape was on the call and available to answer questions regarding the two Magnolia trees.

Commissioner Cynthia Harris said the applicant had indicated further damage to the trees when they started compacting the driveway. She asked if that was before or after the arborist came to inspect them again. Ms. Thiebaut said that happened before the arborist came back out and before their hearing. She said they obtained their tree removal permit as well as their demolition permit, so they demolished the existing house and established the construction driveway. She said the hearing then occurred and that was when the removal of those trees was questioned. She said subsequent to that they installed tree protection, but the damage had already occurred.

Chair Doran opened the public hearing.

Public Comment:

- Roxanne Rorapaugh, 885 Sherman Avenue, said she thought the problem was that Thomas James Homes was building houses too large for the small lots and demolishing houses without care for existing trees. She said she was afraid this developer would kill the oak on her property that she mentioned earlier. She expressed further concern that homes constructed by this developer were too expensive for younger families to buy.
- Sarah Ordaz, Menlo Park, said she spoke at the previous hearing on the project, and thanked the Commission for taking seriously impacts to these particular trees and more broadly concerning the Heritage Tree Ordinance. She said she and another individual had found through their research that 98.5% of tree removal permits based on development had been approved. She questioned the designation of heritage tree as it seemed just an administrative roadblock. She said she was curious about the processes that had been instituted to prevent such mistakes from endangering trees and the accountability related to such mistakes.

Chair Doran closed the public hearing.

Commission Comment: Chair Doran commented that he missed not having Commissioner Riggs tonight as he thought Mr. Riggs had a better understanding of trees and the interplay of trees and construction than anyone else available.

Commissioner Harris referred to statements made at the previous hearing and tonight's by Thomas James Homes staff regarding exploratory trenching policy changes so similar tree damage instances would not occur again. She asked what that entailed and who would implement those. She said also they heard tonight about a different situation about a tree on another Thomas James Homes project and asked Ms. Thiebaut how that would be addressed.

Ms. Thiebaut said they intended originally to retain the two magnolias although they were not in the best of health. She said they made a mistake on those two street trees. She said they implemented new policies internally within the company to ensure that mistake would not happen again. She said their policy was that roots after any exploratory trenching were to be covered up within 24 hours, noting that was their arborist and the City Arborist's recommendation. She said regarding the 905 Sherman Avenue project commented on under the earlier public comment period that project was in its first round of design review. She said they received comments from neighbors and were working on correcting any inconsistencies in the plan. She said they work closely with the City Arborist and understood that removing trees was an issue best avoided if possible. She said they proposed tree

removal for unhealthy trees when that was recommended by their arborist. She said the other instance to request tree removal was when trees were within the building envelope of a lot and there was no way to build and retain those trees. She said otherwise they tried to design around trees and noted trees added value to a property for the future homeowners.

Commissioner DeCardy asked if staff had input on its processes for a situation like this. Planner Sandmeier said they were looking at how to handle demolition and ensuring that the correct tree protection measures were used during that part of the construction process. She said regarding exploratory trenching they could look at sending reminders and following up to make sure trenches were refilled. She said they did need to rely somewhat on the professionalism of the arborist for the applicant team. She said they would look into this further as they certainly did not want any trees lost unnecessarily.

Commissioner DeCardy confirmed with staff that the Heritage Tree Ordinance and policy currently used was recently approved. He said the two street trees in this case would be removed and four replacement trees were proposed. He asked if any other portion of the policy was applied such as a fee for damaging the existing trees. Planner Turner said the standard heritage tree removal permit fee was applied to the project and in addition the City required larger replacement trees than what would otherwise have been required. He said typically applicants were required to replace to the value of the trees being removed. He said in this case the value of the replacement trees would have required a 24-inch box tree, but the City was requiring two, 60-inch box trees.

Chair Doran said he thought the City had a well thought out heritage tree ordinance. He said the frustration they were hearing from the public was that there were violations of it. He suggested considering an amendment or revision to the ordinance to increase penalties for violations, noting that would need to occur at the City Council level.

Recognized by the Chair and in response to Commissioner Barnes' question, Ms. Thiebaut said they offered homes for sale prior to having official permit approval and disclosed to any potential buyer that the project was not approved, was going through a planning process and was subject to change. Commissioner Barnes said those listings on Redfin or other listing sites did not disclose that to the general public and that might imply to them the projects were already approved before the Commission had considered them. He said their marketing should consider changing that for clarity. Ms. Thiebaut said they had not considered that, and she would take that to the team for consideration.

ACTION: M/S (DeCardy/Barnes) to approve the item as recommended in the staff report; passes 5-0-2 with Commissioners Kennedy and Riggs absent.

1. Make a finding that 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.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.

3. Approve the use permit 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 (September 27, 2022) for the use permit to remain in effect.
 - b. Development of the project shall be substantially in conformance with the plans prepared by KTG Architecture, consisting of 27 plan sheets, dated received August 18, 2021 and approved by the Planning Commission on September 27, 2021, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
 - c. 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.
 - d. 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.
 - 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. Simultaneous with the submittal of a complete building permit application, the applicant shall provide documentation indicating the amount of irrigated landscaping. If the project proposes more than 500 square feet of irrigated landscaping, it is subject to the City's Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44). Submittal of a detailed landscape plan would be required concurrently with the submittal of a complete building permit application.
 - i. Simultaneous with the submittal of a complete building permit application, the applicant shall submit an Erosion Control Plan and construction detail sheet that documents all erosion control measure implemented during the course of construction including, but not limited to, straw waddles, silt fence, temporary construction entrances, inlet protection, check dams, tree protection fencing, etc.
 - j. Required frontage improvements include but not limited to: Construct a new concrete curb

and gutter along entire project frontage conforming to the adjacent properties.

- k. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by California Tree and Landscaping Consulting, Inc. (CalTLC), dated August 3, 2021.

- F2. Use Permit/Courtney Brigham and Darren Ewaniuk/933 Millie Avenue:
Request for a use permit to demolish an existing one-story, single-family residence and detached garage, and construct a new two-story residence with an attached garage and a basement on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) zoning district. (Staff Report #21-054-PC)

Staff Comment: Associate Planner Ori Paz noted a correction to the data sheet, Attachment C, and that the proposed side setbacks were shown correctly on the project plans, Attachment D. He said the left side setback would be approximately 5.4-foot and the right side setback for the light well would be 5.4-feet and the mass of the structure would be approximately 9.3 feet from the property line. He said those were stated incorrectly in the proposed setback row and column of the data sheet.

Chair Doran opened the public hearing and closed it as there were no speakers.

Applicant Presentation: Darren Ewaniuk and Courtney Brigham introduced themselves as the property owners and their project architect Steve Schwanke. Mr. Ewaniuk commented that they had included a landscape plan with their application. He said they did neighbor outreach that were mostly one on one meetings on their patio to view and discuss the design and answer questions. He said all neighbors expressed support for the project and its design.

Steve Schwanke, Menlo Park, project architect, noted the homeowners had presented the project well and he was available to answer questions.

Chair Doran observed that he had opened the public hearing prior to the applicants' presentation. He opened the public hearing again and closed it as there were no speakers.

Commission Comment: Commissioner Harris said she liked how the new home was positioned providing the maximum distance between the two adjoining neighbors. She said also she appreciated the way the applicants worked with the neighbors. She moved to approve as recommended in the staff report. Commissioner DeCardy seconded the motion.

Commissioner Barnes commented favorably on the design, the positioning of the home, and the neighbor outreach.

Chair Doran said he appreciated the neighbor outreach noting that made the Commission's work easier.

ACTION: M/S (Harris/DeCardy) to approve the item as recommended in the staff report; passes 5-0-2 with Commissioners Kennedy and Riggs absent.

1. Make a finding that 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.

2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit 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, 1, 2022) for the use permit to remain in effect.
 - b. Development of the project shall be substantially in conformance with the plans prepared by Schwanke Architecture, consisting of 19 plan sheets, dated received October 14, 2021, and approved by the Planning Commission on November 1, 2021, except as modified by the conditions contained herein, subject to review and approval by the Planning Division.
 - c. 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.
 - d. 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.
 - 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. All applicable public right-of-way improvements, including frontage improvements and the dedication of easements and public right-of-way, shall be completed to the satisfaction of the Engineering Division prior to building permit final inspection.
 - h. 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.
 - i. Post-construction runoff into the storm drain shall not exceed pre- construction runoff levels. The applicant's design professional shall evaluate the Project's impact to the City's storm drainage system and shall substantiate their conclusions with drainage calculations to the satisfaction of the City Engineer prior to building permit issuance.

- j. Simultaneous with the submittal of a complete building permit application, the applicant shall provide documentation indicating the amount of irrigated landscaping. If the project proposes more than 500 square feet of irrigated landscaping, it is subject to the City's Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44). Submittal of a detailed landscape plan would be required concurrently with the submittal of a complete building permit application.
- k. Heritage and street trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.
- l. If construction is not complete by the start of the wet season (October 1 through April 30), the Applicant shall implement a winterization program to minimize the potential for erosion and sedimentation.
- m. Prior to building permit issuance, Applicant shall pay all applicable City fees. Refer to City of Menlo Park Master Fee Schedule.

F3. Architectural Control and Use Permit/Paul Turek/2710 Sand Hill Road:
Request for architectural control and use permit to construct a new exterior elevator and staircase attached to an existing two-story commercial building in the C-1-C (Administrative, Professional, and Research, Restrictive) zoning district. (Staff Report #21-055-PC)

Staff Comment: Assistant Planner Fahteen Khan said she had no updates to the staff report.

Applicant Presentation: Ash (no last name given), Studio G Architects, introduced Steve (no last name given) with Divco West, the landlord for the campus. She said none of the buildings on the campus had elevators. She said the proposal was to add an elevator to a two-story building to increase leasing opportunities. She said that would include modifying the existing stair, the only curved stair on the campus, and making it more streamlined and inclusive with the design.

Chair Doran opened the public hearing and closed it as there were no speakers.

Commission Comment: Responding to Commissioner DeCardy, Ash noted another building on the campus that had the brick painted over with white, so the proposed project was not the first one to have that color scheme. She said she believed Divco West's plan was to make all the buildings conducive as and when the budget allowed.

ACTION: M/S (DeCardy/Tate) to approve the item as recommended in the staff report; passes 5-0-2 with Commissioners Kennedy and Riggs absent.

1. Make a finding that 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.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.

3. Adopt the following findings, as per Section 16.68.020 of the Zoning Ordinance, pertaining to architectural control approval:
 - a. The general appearance of the structure is in keeping with the character of the neighborhood.
 - b. The development will not be detrimental to the harmonious and orderly growth of the City.
 - c. The development will not impair the desirability of investment or occupation in the neighborhood.
 - d. The development provides adequate parking as required in all applicable City Ordinances and has made adequate provisions for access to such parking.
 - e. The property is not within any Specific Plan area, and as such no finding regarding consistency is required to be made.
4. Approve the architectural control subject to the following **standard** conditions:
 - a. Development of the project shall be substantially in conformance with the plans prepared by Studio G Architects, consisting of nine plan sheets, dated received February 8, 2021, and approved by the Planning Commission on February 22, 2021, 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. 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.
 - e. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Tree Management Experts, dated July 29, 2021.
5. Approve the architectural control subject to the following *project-specific* condition:
 - a. Simultaneous with the submittal of a complete building permit application, the applicant shall provide documentation of the current building coverage for the entire site (2700-2770 Sand Hill Road), subject to the review and approval of the Planning Division.

- F4. General Plan Amendment and Rezoning/City of Menlo Park/105-155 Constitution Drive and 1395 Chrysler Drive:
Request for a general plan amendment to change the land use designation of an approximately 3,600 square-foot portion of an existing approximately 8.9-acre parcel from Commercial Business Park to Public/Quasi-Public and to change the land use designation of an approximately 3,600 square-foot portion of an existing approximately 5,000 square-foot parcel from Public/Quasi-Public to Commercial Business Park. In addition, the area with a resulting Public/Quasi-Public land use would be rezoned to the P-F (Public Facilities) district, and the area with a resulting Commercial Business Park land use would be rezoned M-3-X (Commercial Business Park, Conditional Development District). The requested entitlements are associated with a lot line adjustment to construct a new City-owned pump station at 1395 Chrysler Drive. **Continued from the meeting of October 18, 2021** (Staff Report #21-056-PC)

Staff Comment: Acting Principal Planner Tom Smith said he had no additions to the report.

Questions of Staff: Replying to Commissioner Harris, Planner Smith said that about 3600 square feet of land essentially was being swapped between the City and Bohannon Development Corporation, the owners of the Menlo Gateway site, which surrounded the pump station parcel. He said the reason for the land exchange was to set the pump station back further from Chrysler Drive and basically allow for the pump station to be rearranged in how it was constructed. He said the current pump station could handle a 10-year flood event and the City was designing a pump station that could handle a 100-year flood event. He said this land swap was to set the pump station further back from the roadway and help guard the area against a flood event in the future.

Replying to Commissioner DeCardy, Planner Smith said the land being swapped would be added to the existing land use designation and zoning of the parcel it was going to. He said the land the City currently owned that was being swapped to the Bohannon Development Corporation would go to M-3-X zoning and commercial business park, which matched the Menlo Gateway site as current. He said the equal amount of land the City would get from the exchange would be public facilities zoning and also the General Plan land use designation.

Replying to Commissioner Harris, Planner Smith said this was better for the City so the pump station could be set back further from Chrysler Drive. He said the parcel was longer which was better for how the pump station was designed to handle a 100-year flood event versus the existing 10-year flood event capacity. He said from this exchange Bohannon Development Corporation would get a better entry view as the pump station would be hidden more as now it was pretty prominent as an entry feature for people coming into the area.

Chair Doran opened the public hearing and closed it as there were no speakers.

ACTION: M/S (Barnes/Tate) to recommend approval of the item to the City Council as stated in the staff report; passes 5-0-2 with Commissioners Kennedy and Riggs absent.

H. Informational Items*

- ~~~~~H1.Future Planning Commission Meeting Schedule*
- Regular Meeting: November 15, 2021

Planner Sandmeier said the November 15 agenda would have the Menlo Flats EIR scoping session and study session, a use permit and architectural control for Phillips Brook School, and a proposal for two generators at the 500 El Camino Real, Middle Plaza project.

Commissioner Tate asked that the information requested by Ms. Jones regarding ADU permits be given to the Commissioner as well when it was prepared.

- . Regular Meeting: December 13, 2021
- . Regular Meeting: December 20, 2021

J. Adjournment*

Chair Doran adjourned the meeting at 8:09 p.m.

Staff Liaison: Corinna Sandmeier, Acting Principal Planner

Recording Secretary: Brenda Bennett

*The published agenda had listing(s) out of sequence.



STAFF REPORT

Planning Commission

Meeting Date: 1/10/2022

Staff Report Number: 22-001-PC

Public Hearing: Use Permit/Brandon Knitter/209 McKendry Drive

Recommendation

Staff recommends that the Planning Commission approve a use permit to demolish an existing one-story, single-family residence and detached attached garage, and construct a new two-story, single-family residence with an attached garage on a substandard lot with regard to minimum lot width, depth, and area in the R-1-U (Single Family Urban Residential) zoning district, at 209 McKendry Drive. The recommended actions are 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 proposal.

Background

Site location

The subject property is located on the western side of McKendry Drive near the intersection of McKendry Drive and Robin Way in the Willows neighborhood. All surrounding properties are also located in the R-1-U zoning district. McKendry Drive features older, one-story ranch homes along with newer one- and two-story homes in various contemporary architectural styles. A location map is included as Attachment B.

Analysis

Project description

The applicant is proposing to demolish the existing one-story, single-family residence and detached garage, and construct a new two-story, single-family residence. A data table summarizing parcel and project characteristics is included as Attachment C. The project plans and project description letter are included as Attachments D and E, respectively.

The proposed residence would be a four-bedroom home with the master bedroom and two additional bedrooms on the second floor, and the fourth bedroom on the first floor. The remainder of the first floor would be dedicated to shared living space, including the kitchen, dining, and living rooms. The attached, front-loading garage would address the off-street parking requirement for the residence and would be accessed by a new driveway with a width of 18 feet, six inches at the street that widens to 20 feet near the garage entrance. The proposed residence would meet all Zoning Ordinance requirements for setbacks, lot

coverage, floor area limit (FAL), daylight plane, parking, and height. Of particular note, the project would have the following characteristics with regard to the Zoning Ordinance:

- The proposed floor area would be near the maximum FAL with 2,799.2 square feet proposed where 2,800 square feet is the maximum.
- The proposed project would be constructed at the maximum lot coverage with 35 percent proposed where 35 percent is the maximum.
- The proposed residence would be constructed below the maximum height, at 26.4 feet proposed where 28 feet is the maximum.

The proposed residence would have a front setback of 20 feet, and a rear setback of approximately 29 feet 11 inches, where 20 feet is required in either case. The required interior side setback in the R-1-U district is 10 percent of the minimum lot width. With a minimum lot width of 55 feet, the required side setback is 5.5 feet, or five feet, six inches. The residence is proposed to be located at the minimum side setbacks on both sides of the residence. The proposed second story would be stepped back from the first story on both sides of the residence. The second story would be set back nine feet from the left property line and just under nine feet from the right side property line. The second story would be slightly stepped back in the front of the residence with a setback of 22 feet, four and one half inches, and the second story on the rear would be built directly on top of the first floor.

The residence would consist of several prefabricated modules which would be constructed offsite and delivered to the property once the foundation has been constructed. Installation of the modules would require a crane to lift the modules into place. A portion of the crane arm may cross the property line and encroach into the space above 213 McKendry Drive. Project-specific condition 4.a. would require the applicant to receive express approval from the owner of 213 McKendry Drive for the use of their property and/or airspace to operate the crane, if necessary, or find an alternate method of installation.

Design and materials

The applicant states that the proposed residence would be a pre-fabricated design that incorporates architectural elements of the surrounding residences. The exterior materials would be comprised primarily of smooth stucco siding with hot-rolled steel accent panels on both the first and second stories of all four elevations. The roof would feature composition shingle roofing material with painted metal eave trim and fascia on the first floor, and painted wood eaves on the second floor. The garage door would be painted metal with translucent glass panes, and the front door would be wood or composite material. Windows would be fiberglass with painted metal trim.

There are three second-story windows proposed on each of the sides and rear elevations. All second-story windows would have a minimum sill height of three feet. The proposed stairwell window would have a sill height of seven feet, four inches from the stairwell landing, which would be located on the left side of the residence. As stated previously, the second-story is proposed to be located nine feet from the property line on the left side, and just under nine feet on the right side. Staff believes the increased second-story setbacks are sufficient to alleviate potential privacy concerns.

Staff believes that the design and materials of the proposed residence are compatible with the surrounding neighborhood. The contemporary style would be generally attractive and add to the mix of architectural

styles in the area.

Trees and landscaping

The applicant has submitted an arborist report (Attachment F) detailing the species, size, and conditions of the trees on and near the subject property. There are a total of 12 trees on and around the subject property. There are ten trees (Trees #2-11) on the property, one street tree (Tree #1), and one tree located on an adjacent property (Tree #12). Trees #1, 10, and 12 are heritage in size, however only Tree #10, a coast redwood, is located on the property and is proposed to remain. The heritage London plane street tree (Tree #1) and heritage pin oak on the neighboring property (Tree #12) are also proposed to remain. There are several other, non-heritage trees of various species (Trees #2-9 and #11) located throughout the property. Three trees at the rear of the property (Trees #8, 9, and 11) are proposed to remain, while trees #2-6 are proposed to be removed.

The arborist report discusses the impacts of the proposed improvements and provides recommendations for tree maintenance, based on their health. As part of the project review process, the arborist report was reviewed by the City Arborist. Implementation of all recommendations to mitigate impacts to existing heritage trees identified in the arborist report would be ensured as part of condition 3.k.

Correspondence

The applicant notes in the project description letter (Attachment E) that they spoke to several of the neighbors regarding the design, and received positive feedback from everyone they spoke to. The applicant submitted email conversations with several of the neighbors, who spoke in support of the project. Staff has not received any direct correspondence at the time of staff report publication.

Conclusion

Staff believes that the design and materials of the proposed residence are compatible with the surrounding neighborhood. The contemporary architectural style would be generally attractive and add to the mix of architectural styles in the area. Staff believes the placement and design of second-story windows would address potential privacy concerns. Staff recommends the Planning Commission approve the proposed project.

Impact on City Resources

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

Environmental Review

The project is categorically exempt under Class 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. Recommended Actions
- B. Location Map
- C. Data Table
- D. Project Plans
- E. Project Description Letter
- F. Arborist Report

Disclaimer

Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings and exhibits are available for public viewing at the Community Development Department.

Exhibits to Be Provided at Meeting

None

Report prepared by:

Chris Turner, Assistant Planner

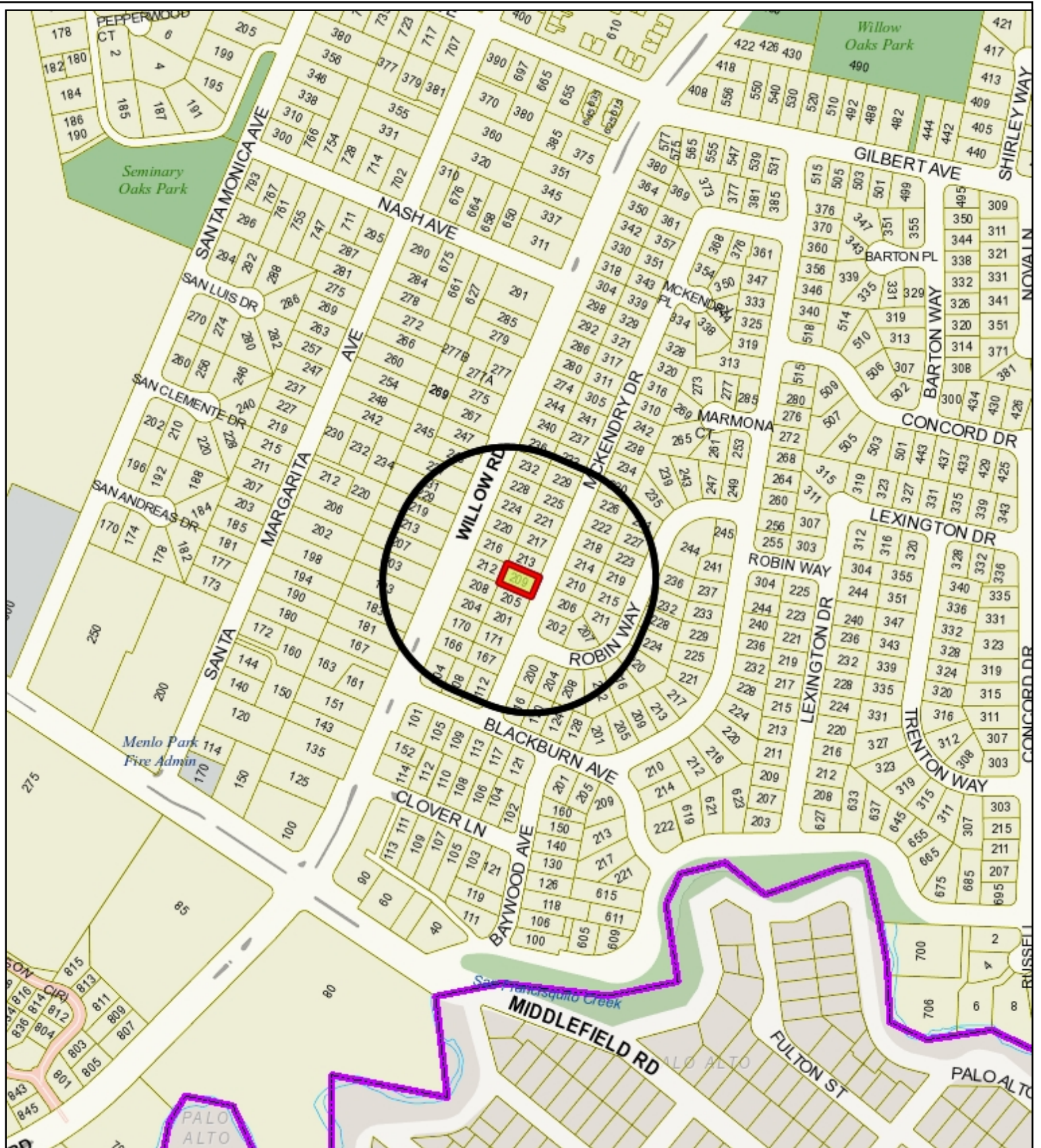
Report reviewed by:

Corinna Sandmeier, Acting Principal Planner

LOCATION: 209 McKendry Drive	PROJECT NUMBER: PLN2021-00035	APPLICANT: Brandon Knitter	OWNER: Brandon Knitter
PROPOSAL: Use Permit/Brandon Knitter/209 McKendry Drive: Request for a use permit to demolish an existing one-story, single family residence and detached garage, and construct a new two-story residence with attached garage on a substandard lot with regard to minimum lot width, depth and area in the R-1-U (Single Family Urban Residential) zoning district.			
DECISION ENTITY: Planning Commission	DATE: January 10, 2022	ACTION: TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Kennedy, Riggs, Harris, Tate)			
<p>ACTION:</p> <ol style="list-style-type: none"> 1. Make a finding that 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. 2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City. 3. Approve the use permit subject to the following standard conditions: <ol style="list-style-type: none"> a. The applicant shall be required to apply for a building permit within one year from the date of approval (January 10, 2023) for the use permit to remain in effect. b. Development of the project shall be substantially in conformance with the plans prepared by CH x TLD Architecture, consisting of 17 plan sheets, dated received November 9, 2021 and approved by the Planning Commission on January 10, 2022, except as modified by the conditions contained herein, subject to review and approval of the Planning Division. c. 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. d. 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. 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. 			

209 McKendry Drive – Attachment A: Recommended Actions

LOCATION: 209 McKendry Drive	PROJECT NUMBER: PLN2021-00035	APPLICANT: Brandon Knitter	OWNER: Brandon Knitter
PROPOSAL: Use Permit/Brandon Knitter/209 McKendry Drive: Request for a use permit to demolish an existing one-story, single family residence and detached garage, and construct a new two-story residence with attached garage on a substandard lot with regard to minimum lot width, depth and area in the R-1-U (Single Family Urban Residential) zoning district.			
DECISION ENTITY: Planning Commission	DATE: January 10, 2022	ACTION: TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Kennedy, Riggs, Harris, Tate)			
<p>ACTION:</p> <ul style="list-style-type: none"> h. Simultaneous with the submittal of a complete building permit application, the applicant shall provide documentation indicating the amount of irrigated landscaping. If the project proposes more than 500 square feet of irrigated landscaping, it is subject to the City's Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44). Submittal of a detailed landscape plan would be required concurrently with the submittal of a complete building permit application. i. Simultaneous with the submittal of a complete building permit application, the applicant shall submit an Erosion Control Plan and construction detail sheet that documents all erosion control measure implemented during the course of construction including, but not limited to, straw waddles, silt fence, temporary construction entrances, inlet protection, check dams, tree protection fencing, etc. j. Required frontage improvements include but not limited to: Construct a new concrete curb and gutter along entire project frontage conforming to the adjacent properties. k. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Heartwood Consulting Arborists, dated August 14, 2021. <p>4. Approve the use permit subject to the following project-specific condition:</p> <ul style="list-style-type: none"> a. If operation of the crane and placement of the modules requires encroachment onto the adjacent property, prior to submittal of a complete building permit application, the applicant shall obtain and possess all requisite approvals, rights, and interests in real property necessary to allow encroachment into, on, and/or above the adjacent property located at 213 McKendry Drive for operation of the crane arm and placement of the structure's modules. If no such approval, right and/or interests have been acquired by the applicant, the applicant shall ensure the operation of the crane and placement of the modules does not encroach onto the adjacent property. 			



City of Menlo Park
 Location Map
 209 MCKENDRY DRIVE



Scale: 1:4,000

Drawn By: CRT

Checked By: CDS

Date: 1/10/2022

Sheet: 1

209 McKendry Drive – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING CONDITIONS	ZONING ORDINANCE
Lot area	5,005 sf	5,005 sf	7,000 sf min.
Lot width	55 ft.	55 ft.	65 ft. min.
Lot depth	91 ft.	91 ft.	100 ft. min.
Setbacks			
Front	20 ft.	25 ft.	20 ft. min.
Rear	29.9 ft.	29.8 ft.	20 ft. min.
Side (left)	5.5 ft.	13.9 ft.	5.5 ft. min.
Side (right)	5.5 ft.	5 ft.	5.5 ft. min.
Building coverage	1,751.8 sf	1,440 sf	1,751.8 sf max.
	35 %	28.8 %	35.0 % max.
FAL (Floor Area Limit)	2,799.2 sf	1,440 sf	2,800 sf max.
Square footage by floor	1,708.8 sf/1st 1,090.4 sf/2 nd 43 sf/porches	1,199 sf/1 st 241 sf/garage	
Square footage of buildings	2,842.2 sf	1,440 sf	
Building height	26.4 ft.	14.7 ft.	28 ft. max.
Parking	2 covered	1 covered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			

Trees			
Heritage trees	3*	Non-Heritage trees	9
Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	5
		New Trees	0
		Total Number of Trees	7

*Of these trees, one is located on the subject property, one is located in the public right-of-way, and one is located on the neighboring property to the left.

THE KNITTER LIN RESIDENCE

209 MCKENDRY DRIVE MENLO PARK 94025



ISSUE	DATE
FA PLANS V1	02/02/21
FA PLANS V2	02/02/21
FA PLANS V3	02/02/21
FA PLANS V4	02/02/21
DPF DESIGN SET V1	02/02/21
100% DRAFT DESIGN SET V1	02/02/21
100% DRAFT DESIGN SET V2	02/02/21
100% USE PERMIT (REVIEW SET)	02/02/21
100% USE PERMIT V1 Rev1	02/02/21
100% USE PERMIT V1 Rev1.2	11/05/21
100% USE PERMIT V1 Rev1.3	01/05/22



MODULAR FABRICATOR

APPROVAL STAMP



CAL GREEN COMPLIANCE

A WATER CLOSETS. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.

B SINGLE SHOWERHEAD. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSIG. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

C MULTIPLE SHOWERHEADS SERVING ONE SHOWER. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSIG. OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

D RESIDENTIAL LAVATORY FAUCETS. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE AT 80 PSIG. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.5 GALLONS PER MINUTE AT 20 PSIG.

E KITCHEN FAUCETS. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSIG. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.5 GALLONS PER MINUTE AT 80 PSIG, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 80 PSIG. NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, ADAPTORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

F1 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES AND FITTINGS REQUIRED IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS.

G IRRIGATION CONTROLLERS. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED.

H0 OPERATION AND MAINTENANCE MANUAL. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE:

H1 OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:

- (1) EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
- (2) ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
- (3) SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
- (4) LANDSCAPE IRRIGATION SYSTEMS.
- (5) WATER REUSE SYSTEMS.

H2 INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING TOILET PROGRAMS AND LOCATIONS.

H3 PUBLIC TRANSPORTATION ALTERNATIVE CARPOOL OPTIONS AVAILABLE IN THE AREA.

H4 EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND THAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVELS IN THAT RANGE.

H5 INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.

H6 INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.

H7 INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.

H8 INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.

H9 A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.

I INSTALLER TRAINING. HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.

J SPECIAL INSPECTION. SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN INSPECTING THE AREAS INSPECTING.

K1 DOCUMENTATION. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL COMPLIANCE.

FLOOD ZONE DESIGNATION

I. THE PROJECT IS BUILT IN COMPLIANCE WITH THE CITY'S FLOOD DAMAGE PREVENTION ORDINANCE, CHAPTER 12, SECTION 12.01.

II. ALL MATERIALS BELOW DFE SHALL BE RESISTANT TO FLOOD DAMAGE: (I.E. CONCRETE, REDWOOD OR PRESSURE TREATED SOULAR FIR).

III. THE BOTTOM ELEVATION OF ALL APPLIANCES AND UTILITIES (METERS, AIR CONDITIONING UNITS, ETC.) SHALL BE AT OR ABOVE DFE.

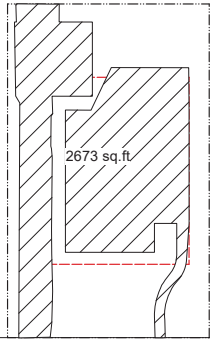
IV. STORM RUNOFF RESULTING FROM THE PROJECT'S GRADING AND DRAINAGE ACTIVITIES SHALL NOT ENDOUGH ONTO ANY NEIGHBORING LOT. RUNOFF MUST BE CONTAINED ON SITE.

V. NO BASEMENTS OR ANY HABITABLE ENCLOSURE BELOW THE DFE ARE ALLOWED FOR PROJECTS IN THE FLOOD ZONE.

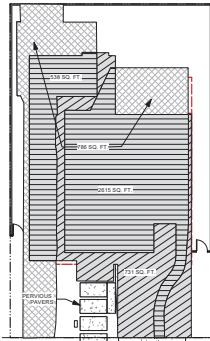
VI. FLOOD VENTS SHALL BE INSTALLED FOR ALL NON-HABITABLE ENCLOSURES BELOW THE DFE (I.E. CRAWLSPACE, GARAGE, ETC.) AT A RATE OF 1 SQUARE INCH OF NET OPENING TO 1 SQUARE FOOT OF ENCLOSURE. REFER TO THE ENGINEERING PLAN SYSTEM FOR VENT LOCATIONS AND CALCULATIONS.



<p>1 CONCEPTUAL RENDERINGS</p>	<p>2 CAL-GREEN BLD. CODE COMPLIANCE/FLOOD ZONE</p>	<p>4 VICINITY MAP / PARCEL MAP</p>	<p>3 FRONTAGE IMPROVEMENTS</p> <p>THIS PROJECT CONSISTS OF THE DEMOLITION OF EXISTING HOUSE WITH THE CONSTRUCTION OF A NEW SINGLE FAMILY 2-STORY HOME AND ATTACHED GARAGE.</p>
<p>ARCHITECTURAL</p> <p>PROJECT INFO AREA PLAN/SCAPE FLOOR PLANS PROPOSED SITE PLAN EXISTING CONDITIONS PROPOSED LEVEL 1 PLAN PROPOSED LEVEL 2 PLAN PROPOSED ROOF PLAN PROPOSED SYSTEM RELATIONS COVER AND MATERIAL SECTIONS MASSING DIAGRAMS MODULAR DEMONSTRATION AREA BOUNDARY & TOPOGRAPHY SURVEY TREE PROTECTION STAGING PLAN</p> <p>STRUCTURAL</p> <p>MECHANICAL</p> <p>FIRE PROTECTION</p> <p>CIVIL</p> <p>C-1.0 TITLE SHEET C-2.0 GRADING SPEC. C-3.0 GRADING AND DRAINAGE PLAN C-4.0 UTILITY PLAN C-5.0 DETAILS C-6.0 DETAILS ER-1 EROSION CONTROL PLAN ER-2 EROSION CONTROL DETAILS ER-3 EROSION CONTROL DETAILS</p> <p>NOTE: NOT INCLUDED IN USE PERMIT APPLICATION DRAWINGS</p>	<p>PROJECT DATA</p> <p>AREA CALCULATIONS</p> <p>FIRST FLOOR: 1,265 SQFT SECOND FLOOR: 1,080 SQFT HOUSE SUBTOTAL: 2,355 SQFT GARAGE: 444 SQFT TOTAL BUILDING AREA: 2,799 SQFT MAX FAR: 2,800 SQFT</p> <p>FLOOD ZONE DESIGNATION</p> <p>BASE FLOOD ELE. (BFE): 50.57 DESIGN FLOOD ELE. (DFE): 51.54</p> <p>APN#: 062-311-560 ZONING: R-1-U CONSTRUCTION TYPE: TYPE V - A SITE DIMENSIONS: 55.0' X 91.0' SITE AREA: 5,005 SQFT PARKING: NOT LESS THAN 2.1 TO BE COVERED HEIGHT RESTRICTION: 28'-0" FRONT SETBACK: 30'-0" SIDE SETBACKS: 9'-0" REAR SETBACK: 30'-0"</p>	<p>OWNER</p> <p>BRANDON KNITTER AND ANGIE LIN 209 MCKENDRY DRIVE MENLO PARK, CA 94025</p> <p>T: 408.805.5816 (BRANDON) T: 408.764.8811 (ANGIE) E: US@KNITTER.ORG E: ALING@HYANG.ORG</p> <p>ARCHITECT</p> <p>TOBY LONG DESIGN 6114 LA SALLE AVE #252 OAKLAND, CA 94611</p> <p>T: 415.955.9000 X1 C: 415.955.9487 CONTACT: TOBY LONG, AIA E: TOBY@TOBYLONGDESIGN.COM</p> <p>STRUCTURAL</p> <p>LEA BRAZE ENGINEERING 2495 INDUSTRIAL PKWY W HAYWARD, CA 94545</p> <p>T: 510.887.4086 CONTACT: E. SURVEY@OGLBRAZE.COM</p> <p>TITLE 24 / MECHANICAL</p> <p>HEARTWOOD CONSULTING ARBORISTS 1206 PARK PACIFICA AVE PACIFICA, CA 94044</p> <p>T: 650.542.8733 CONTACT: MATTHEW FRIED E: MATH@HEARTWOODARBORISTS.COM</p> <p>ARBORIST</p> <p>GEOTECH</p> <p>SURVEY/CIVIL</p> <p>LANDSCAPE</p> <p>MODULAR FABRICATOR</p> <p>GENERAL CONTRACTOR</p>	<p>8 CODE REFERENCE</p> <p>2019 CA BUILDING CODE 2019 CA ENERGY CODE 2019 CA MECHANICAL CODE 2019 CA PLUMBING CODE 2019 CA ELECTRICAL CODE</p> <p>WINDOW SCHEDULE REFERENCE</p> <p>REVISION REFERENCE</p> <p>FLOOR / CEILING ASSEMBLY REFERENCE</p> <p>ELEVATION REFERENCE</p> <p>ELEV. No.</p> <p>Sheet No.</p> <p>DETAIL REFERENCE</p> <p>Detail No.</p> <p>Sheet No.</p>
<p>5 TABLE OF CONTENTS</p>	<p>6 SITE AND BUILDING INFORMATION</p>	<p>9 SYMBOLS</p>	<p>10 CONTACT INFO</p>



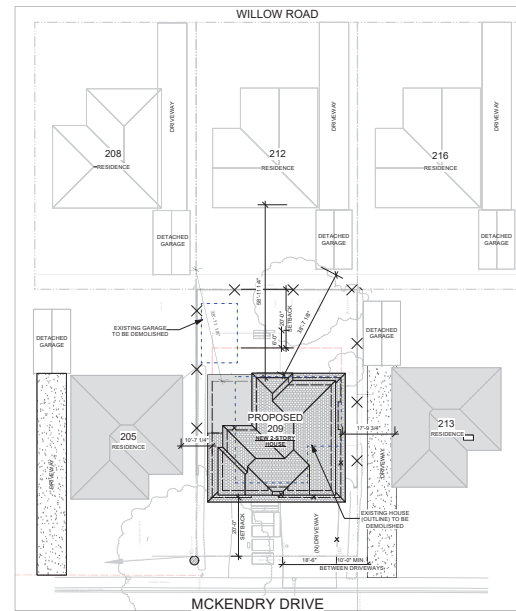
2 EXISTING IMPERVIOUS AREA SITE PLAN
Scale: 1/16" = 1'-0"



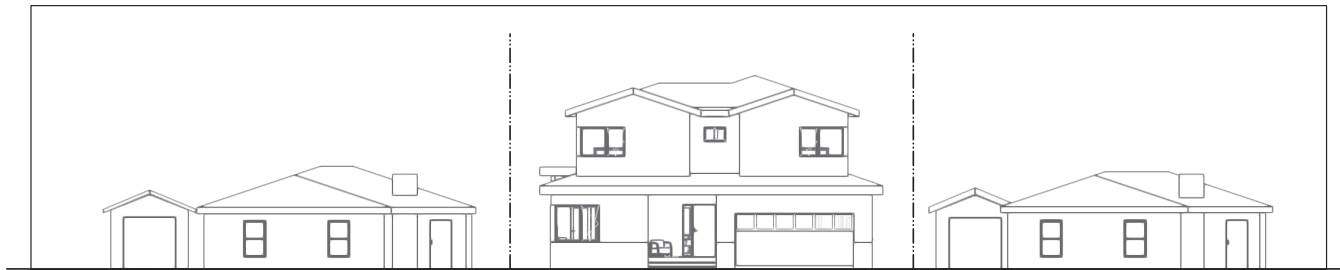
3 PROPOSED IMPERVIOUS AREA SITE PLAN
Scale: 1/16" = 1'-0"

- EXISTING IMPERVIOUS AREA
- EXISTING IMPERVIOUS AREA TO BE REPLACED WITH IMPERVIOUS AREA
- EXISTING IMPERVIOUS AREA TO BE REPLACED WITH PERVIOUS AREA
- EXISTING IMPERVIOUS AREA TO BE REPLACED WITH IMPERVIOUS AREA

NOTE
X INDICATES THE REMOVAL OF A TREE



4 PROPOSED AREA PLAN
Scale: 1" = 20'-0"



5 PROPOSED STREET ELEVATION
Scale: 1/8" = 1'-0"



ISSUE	DATE
FA PLANS V1	02/02/21
FA PLANS V2	02/25/21
FA PLANS V3	02/25/21
FA PLANS V4	04/02/21
10% DESIGN SET V1	04/02/21
100% DRAFT DESIGN SET V1	02/21/21
100% DRAFT DESIGN SET V2	05/14/21
100% USE PERMIT (REVIEW SET)	07/16/21
100% USE PERMIT V1	07/16/21
100% USE PERMIT V1 Rev.1	02/25/21
100% USE PERMIT V1 Rev.2	11/05/21
100% USE PERMIT V1 Rev.3	01/05/22

ARCHITECT

ch x tld
prefab evolved

8114 LASALLE AVENUE #402, OAKLAND CA 94612
TOBY LONG, AIA - 415.955.0050 - TOLBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

THE KNITTER LIN RESIDENCE
209 MCKENDRY DRIVE
MENLO PARK, CA
94025
APN: 062-311-560

SITE ANALYSIS

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scale

sheet
A2



217 McKendry Dr



213 McKendry Dr



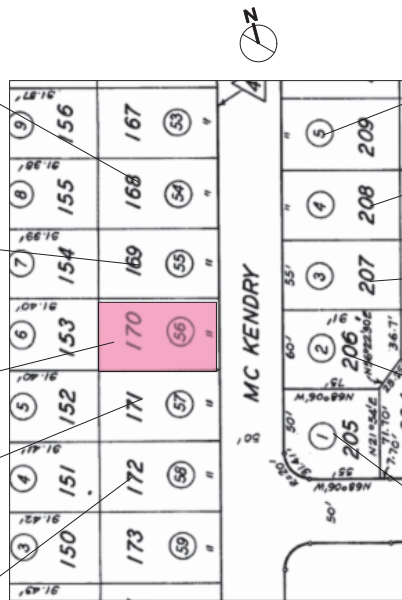
Proposed 209 McKendry Dr



205 McKendry Dr



201 McKendry Dr



218 McKendry Dr



214 McKendry Dr



210 McKendry Dr



206 McKendry Dr



202 McKendry Dr



ISSUE	DATE
FA PLANS V1	02/02/21
FA PLANS V2	02/25/21
FA PLANS V3	02/25/21
FA PLANS V4	04/02/21
50% DESIGN SET V1	05/12/21
100% DRAFT DESIGN SET V1	02/21/21
100% DRAFT DESIGN SET V2	05/12/21
100% USE PERMIT (REVIEW SET)	07/16/21
100% USE PERMIT V1	05/12/21
100% USE PERMIT V1 Rev1	02/25/21
100% USE PERMIT V1 Rev1.2	11/05/21
100% USE PERMIT V1 Rev1.3	01/05/22

ARCHITECT



MODULAR FABRICATOR

APPROVAL STAMP

THE KNITTER LIN RESIDENCE
205 MCKENDRY DRIVE
MENLO PARK, CA
94025
APN: 062-311-560

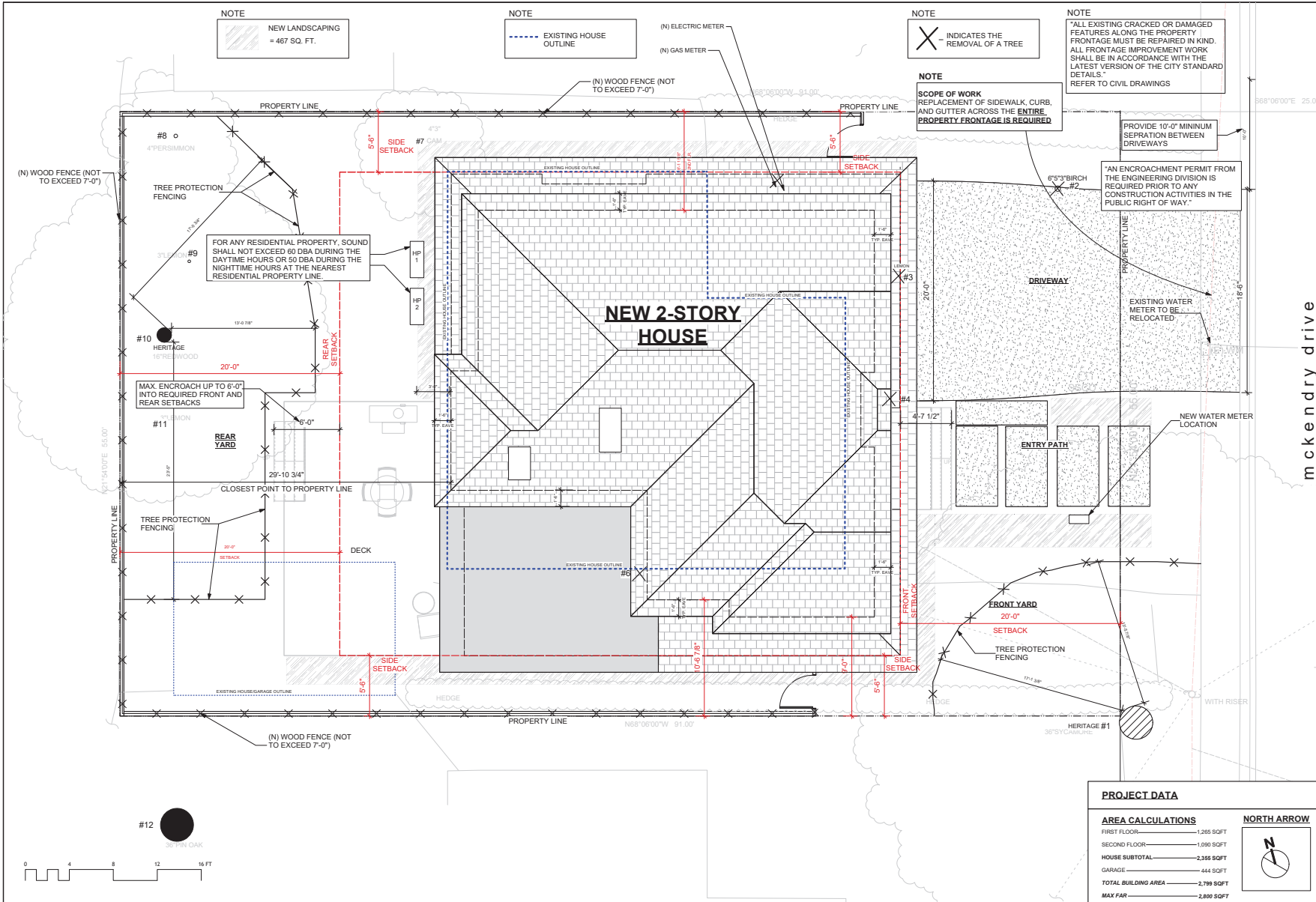
NEIGHBORHOOD
CONTEXT

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scale

sheet
A 3

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ISSUE	DATE
PA PLANS V1	02/02/21
PA PLANS V2	02/02/21
PA PLANS V3	02/02/21
PA PLANS V4	04/02/21
100% DESIGN SET V1	05/12/21
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100% USE PERMIT V1	07/02/21
100% USE PERMIT V1 Rev.1	07/02/21
100% USE PERMIT V1 Rev.2	11/05/21
100% USE PERMIT V1 Rev.3	01/05/22

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 205 MCKENDRY DRIVE
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 94025
 APN: 062-311-560

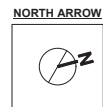
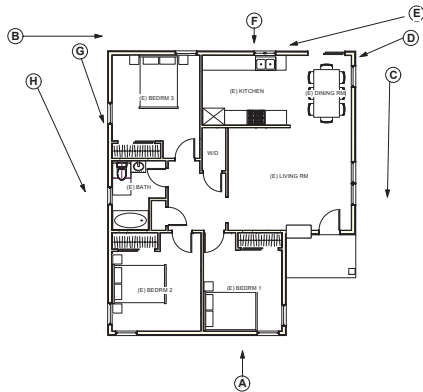
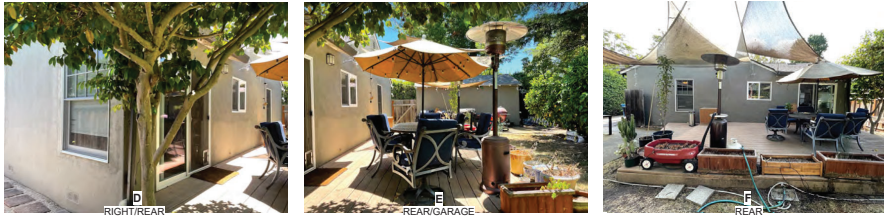
SITE PLAN

PROJECT DATA

AREA CALCULATIONS		NORTH ARROW
FIRST FLOOR	1,285 SQFT	
SECOND FLOOR	1,090 SQFT	
HOUSE SUBTOTAL	2,355 SQFT	
GARAGE	444 SQFT	
TOTAL BUILDING AREA	2,799 SQFT	
MAX FAR	2,800 SQFT	

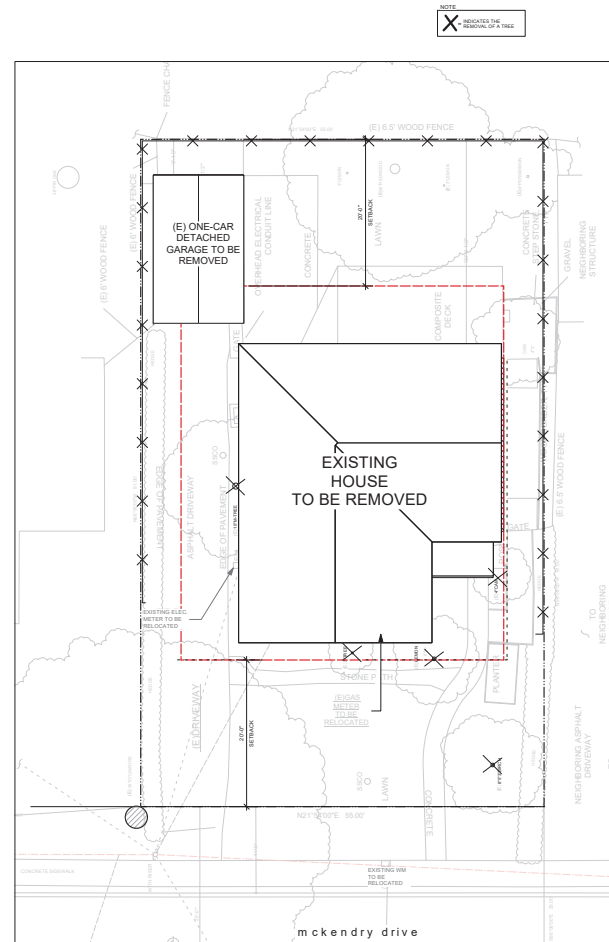
scale: 1/4" = 1'-0"

sheet: **A 4**



1 EXISTING FLOOR PLAN/PHOTOS

1/8" = 1'-0"



2 EXISTING SITE PLAN

1/8" = 1'-0"



ISSUE	DATE
FA PLANS V1	02/20/21
FA PLANS V2	02/22/21
FA PLANS V3	02/23/21
FA PLANS V4	04/02/21
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100% DRAFT DESIGN SET V1	05/21/21
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100% USE PERMIT (REVIEW SET)	07/02/21
100% USE PERMIT V1 Rev.1	07/02/21
100% USE PERMIT V1 Rev.2	11/05/21
100% USE PERMIT V1 Rev.3	01/05/22

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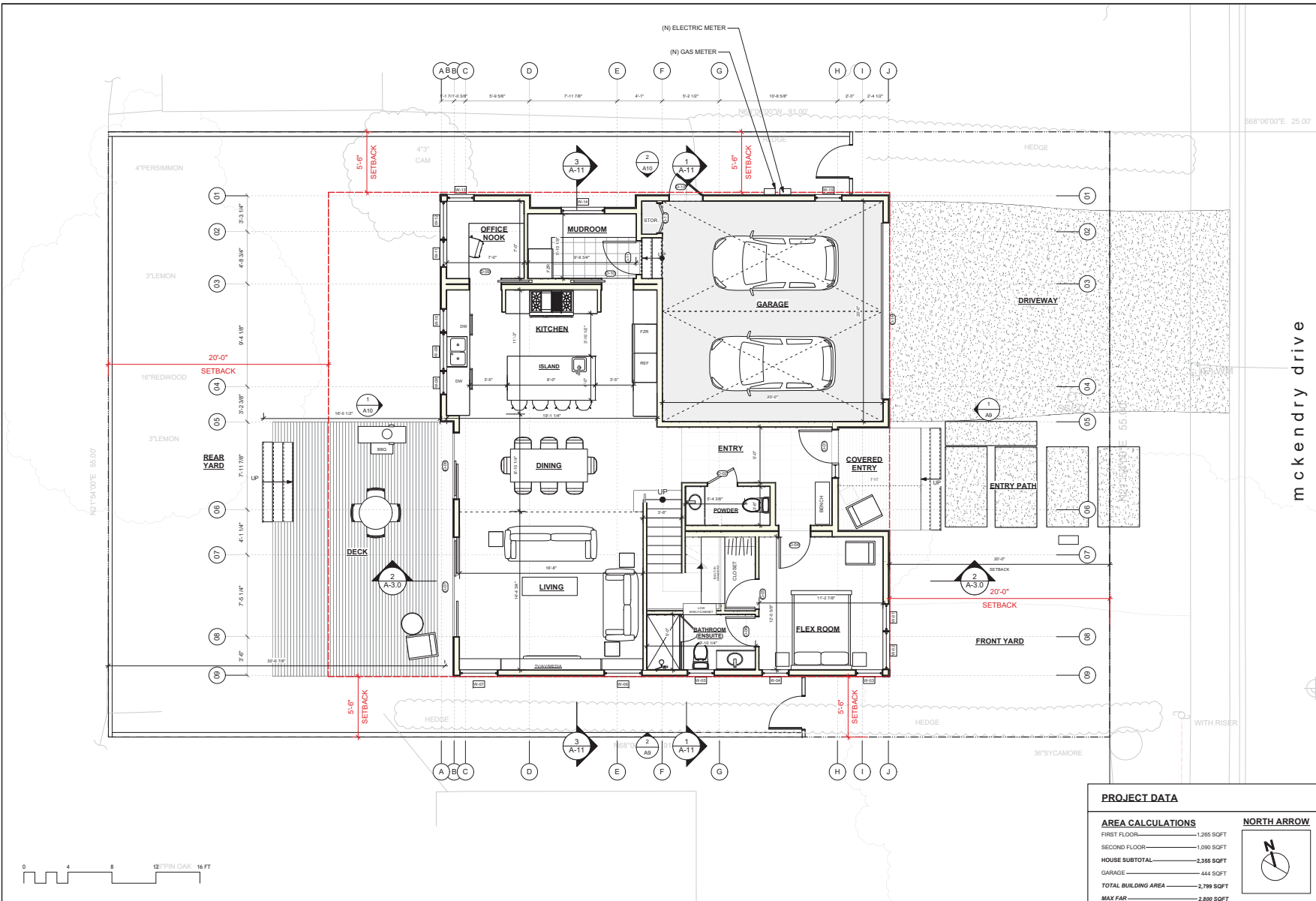
APPROVAL STAMP

THE KNITTER LIN RESIDENCE
 205 MCKENDRY DRIVE
 MENLO PARK, CA
 94025
 APN: 062-311-560

EXISTING FLOOR PLAN/PHOTOS

scale
 1/8" = 1'-0"

sheet
A 5



ISSUE	DATE
FA PLANS V1	02/02/21
FA PLANS V2	02/02/21
FA PLANS V3	02/02/21
FA PLANS V4	04/02/21
10% DESIGN SET V1	04/02/21
100% DRAFT DESIGN SET V1	02/21/21
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100% USE PERMIT V1 Rev.1	02/25/21
100% USE PERMIT V1 Rev.2	11/05/21
100% USE PERMIT V1 Rev.1.3	01/05/22

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 APN: 062-311-560

LEVEL 1 PLAN

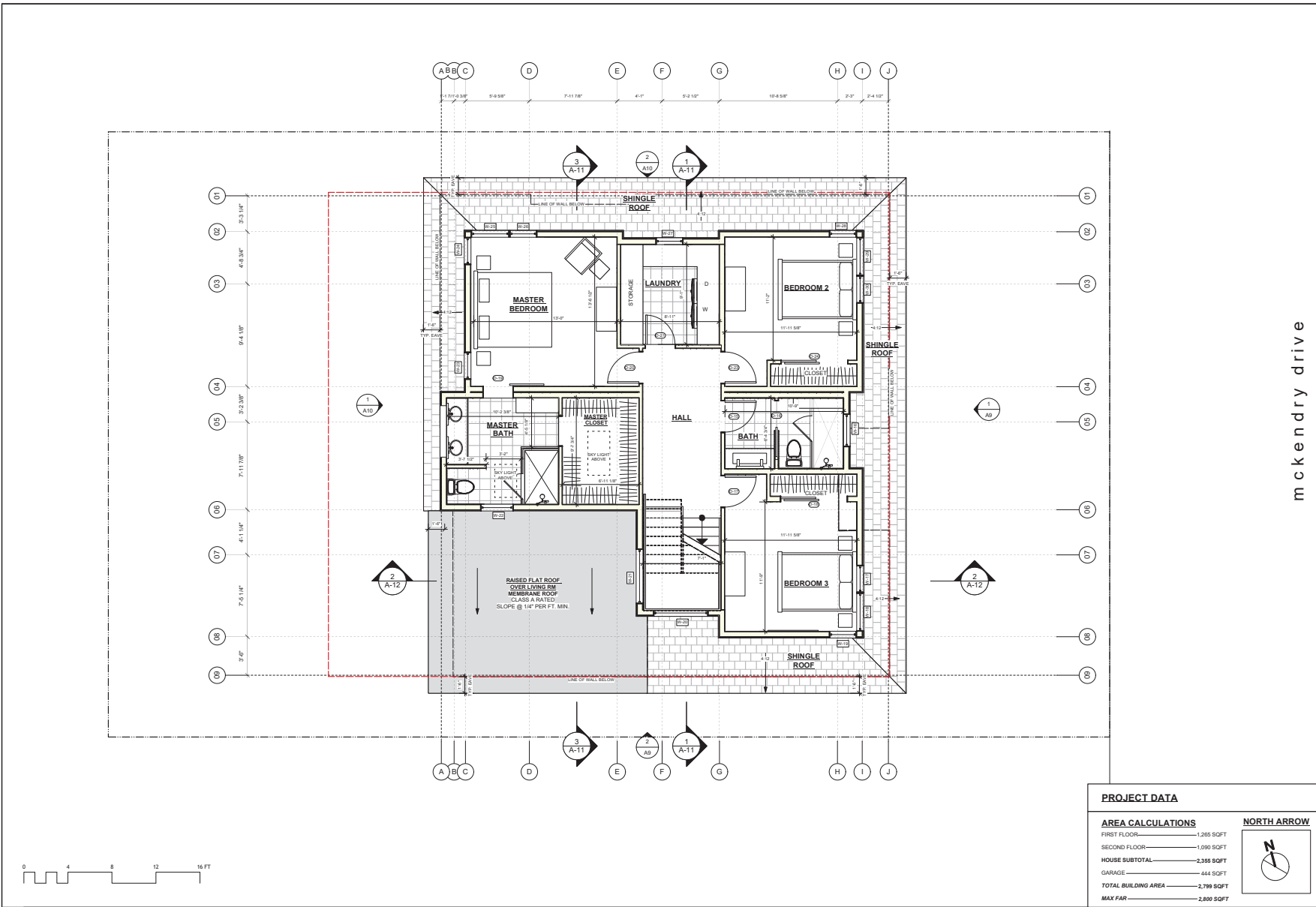
PROJECT DATA

AREA CALCULATIONS	NORTH ARROW
FIRST FLOOR.....1,285 SQFT	
SECOND FLOOR.....1,090 SQFT	
HOUSE SUBTOTAL.....2,355 SQFT	
GARAGE.....444 SQFT	
TOTAL BUILDING AREA.....2,799 SQFT	
MAX FAR.....2,800 SQFT	

scale
 1/4"=1'-0"

sheet
A 6

1 LEVEL 1 PLAN



ISSUE	DATE
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FA PLANS V2	022821
FA PLANS V3	022821
FA PLANS V4	041621
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100% DRAFT DESIGN SET V1	062121
100% DRAFT DESIGN SET V2	061121
100% USE PERMIT (REVIEW SET)	071621
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100% USE PERMIT V1 Rev.1	022921
100% USE PERMIT V1 Rev.2	110521
100% USE PERMIT V1 Rev.3	010822

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 MENLO PARK, CA
 94025
 APN: 062-311-560

LEVEL 2 PLAN

PROJECT DATA

AREA CALCULATIONS		NORTH ARROW
FIRST FLOOR	1,285 SQFT	
SECOND FLOOR	1,090 SQFT	
HOUSE SUBTOTAL	2,395 SQFT	
GARAGE	444 SQFT	
TOTAL BUILDING AREA	2,799 SQFT	
MAX FAR	2,800 SQFT	

scale
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 sheet
A7
 0 1000 2000 3000 4000 5000

1 LEVEL 2 PLAN



ISSUE	DATE
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FA PLANS V2	030821
FA PLANS V3	030821
FA PLANS V4	040821
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100% DRAFT DESIGN SET V1	052121
100% DRAFT DESIGN SET V2	061121
100% USE PERMIT (REVIEW SET)	071821
100% USE PERMIT V1	081821
100% USE PERMIT V1 Rev1	092921
100% USE PERMIT V1 Rev1.2	110521
100% USE PERMIT V1 Rev1.3	010822

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MODULAR FABRICATOR

APPROVAL STAMP

THE KNITTER LIN RESIDENCE
 209 MCKENDRY DRIVE
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 94025
 APN: 062-311-560

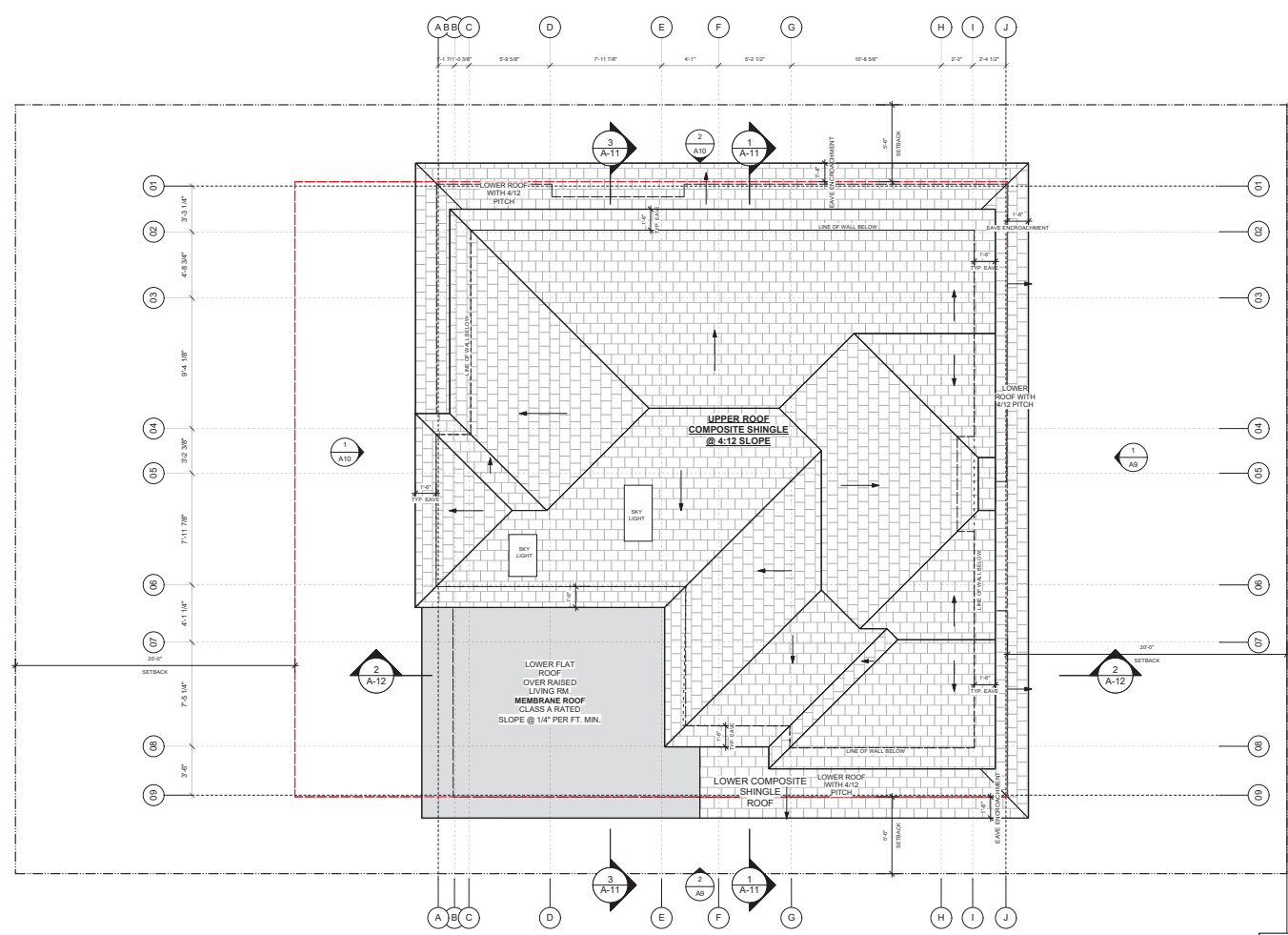
ROOF PLAN

scale
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sheet
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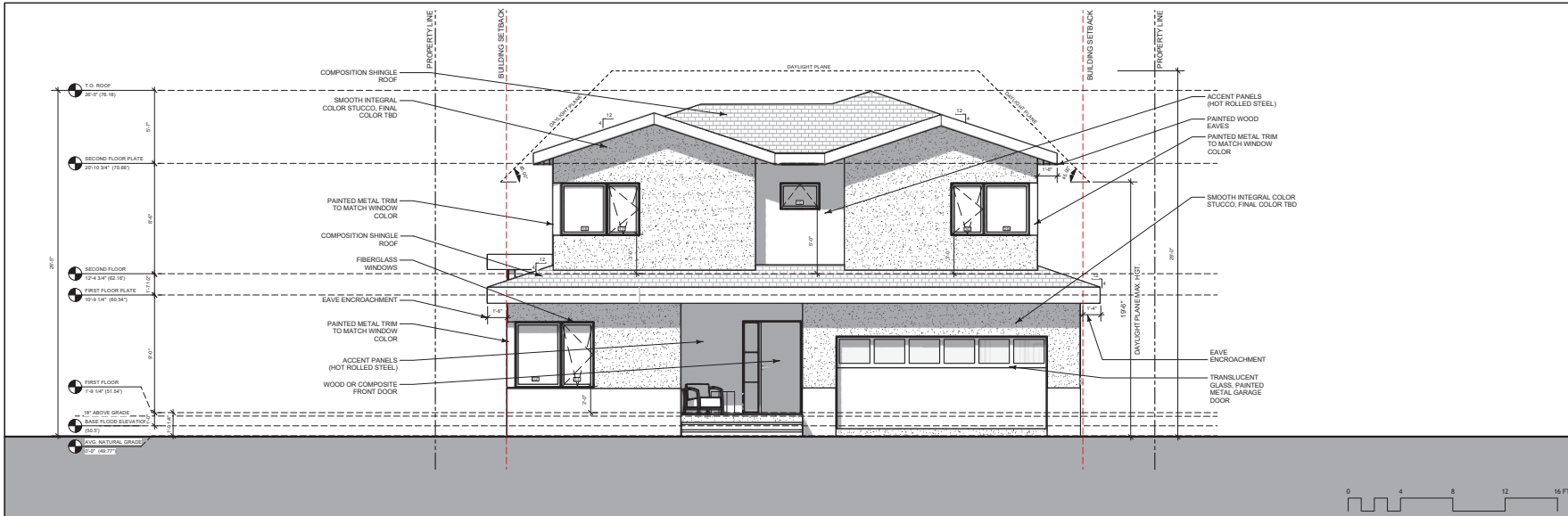
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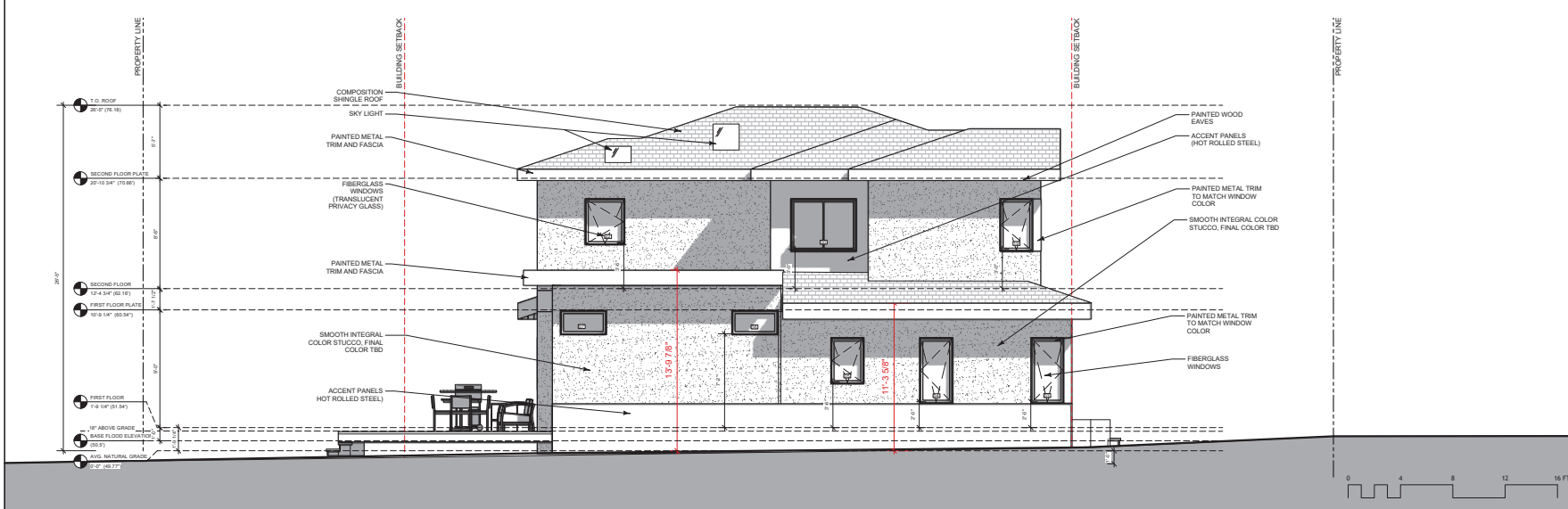


PROJECT DATA		NORTH ARROW
AREA CALCULATIONS FIRST FLOOR—1,285 SQFT SECOND FLOOR—1,090 SQFT HOUSE SUBTOTAL—2,355 SQFT GARAGE—444 SQFT TOTAL BUILDING AREA—2,799 SQFT MAX FAR—2,800 SQFT		

1 ROOF PLAN



1 SOUTH ELEVATION (FRONT)



2 WEST ELEVATION (LEFT)



ISSUE	DATE
FA PLANS V1	02/20/21
FA PLANS V2	03/28/21
FA PLANS V3	03/28/21
FA PLANS V4	04/02/21
50% DESIGN SET V1	04/20/21
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100% USE PERMIT V1 Rev1	09/29/21
100% USE PERMIT V1 Rev1.2	11/05/21
100% USE PERMIT V1 Rev1.3	01/05/22

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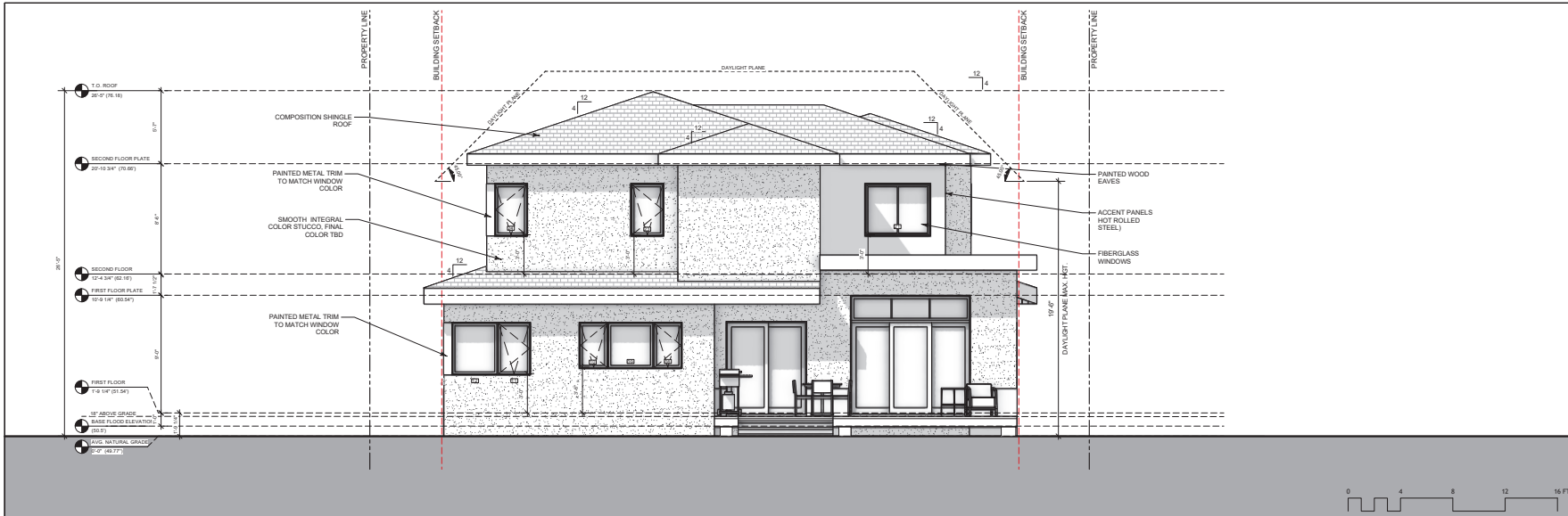
APPROVAL STAMP

THE KNITTER LIN RESIDENCE
 209 MCKENDRY DRIVE
 MENLO PARK, CA
 94025
 APN: 062-311-560

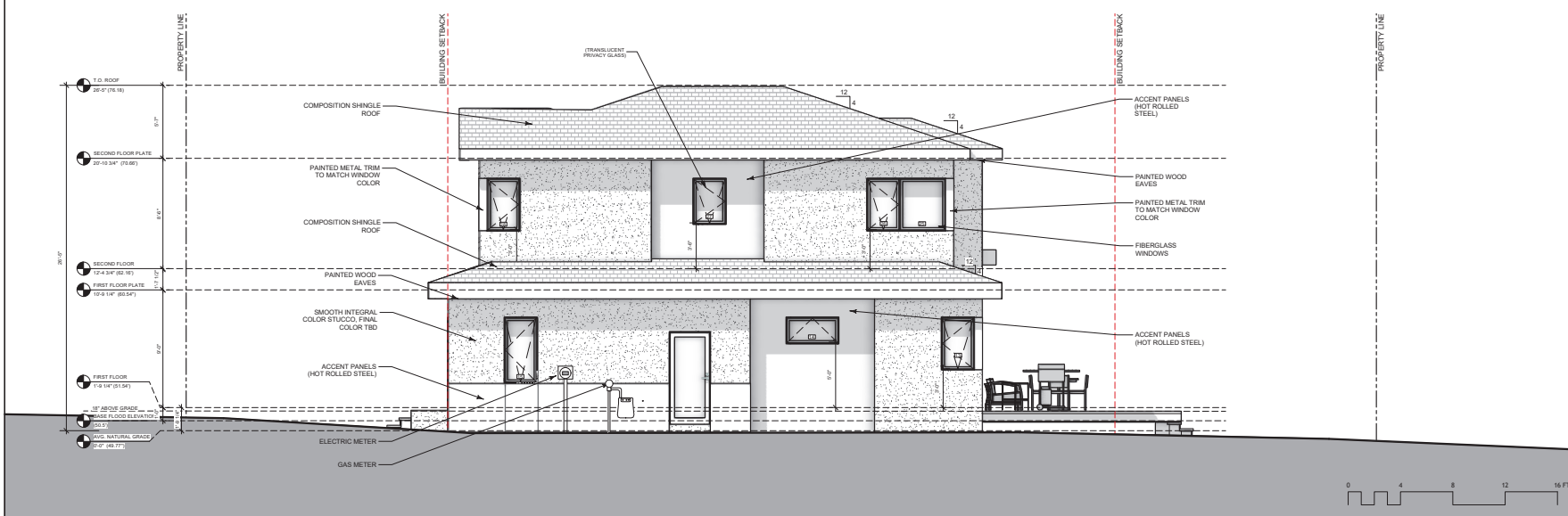
BUILDING ELEVATIONS

scale
 1/4"=1'-0"

sheet
A 9
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1 NORTH ELEVATION (BACK)



2 EAST ELEVATION (RIGHT)



ISSUE	DATE
FA PLANS V1	02/10/21
FA PLANS V2	03/28/21
FA PLANS V3	03/28/21
FA PLANS V4	04/02/21
50% DESIGN SET V1	04/02/21
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100% USE PERMIT V1 Rev1.2	11/05/21
100% USE PERMIT V1 Rev1.3	01/05/22

ARCHITECT

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MODULAR FABRICATOR

APPROVAL STAMP

THE KNITTER LIN RESIDENCE
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 94025
 APN: 062-311-560

BUILDING ELEVATIONS

scale
 1/4"=1'-0"

sheet
A 10
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THE KNITTER LIN RESIDENCE

209 MCKENDRY DRIVE MENLO PARK 94025



SMOOTH STUCCO FINISH



PAINTED METAL TRIM AND FASCIA



FIBERGLASS WINDOWS MARVIN ESSENTIAL (DARK BRONZE COLOR)



HOT ROLLED STEEL ACCENT PANELS



WOOD ENTRY DOOR SIMPSON DOORS



PAINTED WOOD EAVES



a prefab construction project in menlo park, ca

ISSUE	DATE
FA PLANS V1	021021
FA PLANS V2	030821
FA PLANS V3	032821
FA PLANS V4	040821
50% DESIGN SET V1	062021
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100% USE PERMIT V1 Rev1	082821
100% USE PERMIT V1 Rev1.2	110821
100% USE PERMIT V1 Rev1.3	010822

ARCHITECT

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prefab evolved
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MODULAR FABRICATOR

APPROVAL STAMP

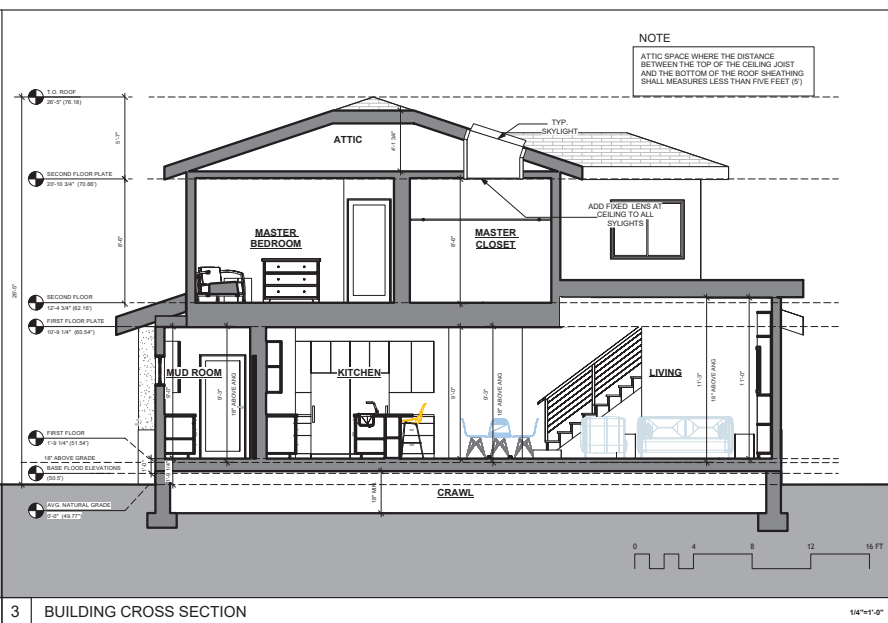
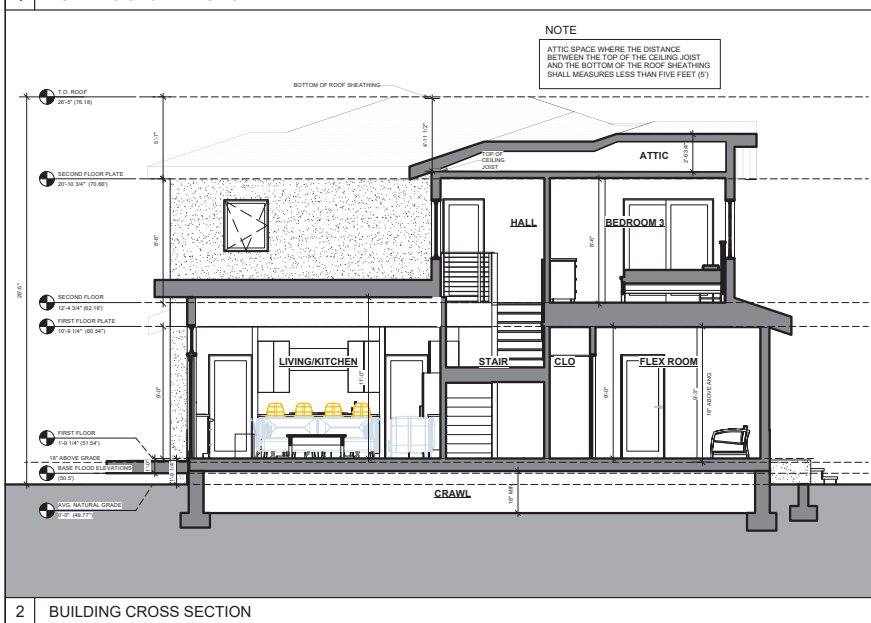
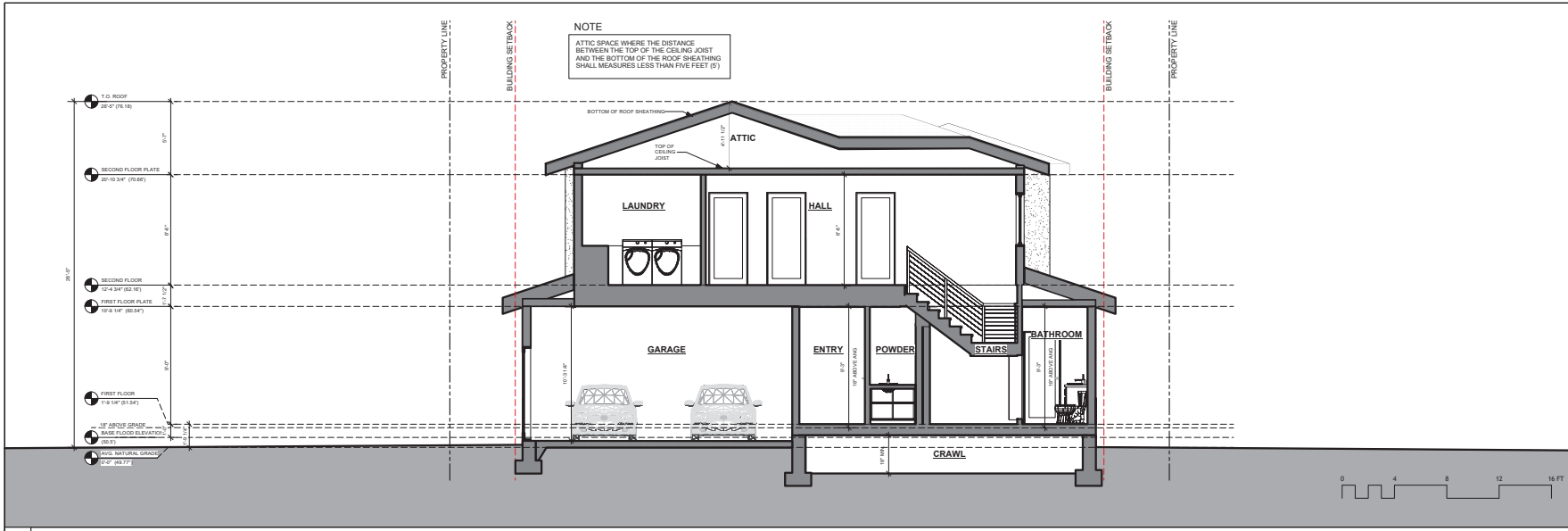
THE KNITTER LIN RESIDENCE
 209 MCKENDRY DRIVE
 MENLO PARK, CA
 94025
 APN: 062-311-560

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SCALE
 AS NOTED

sheet
A 11
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ISSUE	DATE
FA PLANS V1	02/10/21
FA PLANS V2	03/02/21
FA PLANS V3	03/02/21
FA PLANS V4	04/02/21
50% DESIGN SET V1	04/02/21
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100% DRAFT DESIGN SET V2	06/11/21
100% USE PERMIT V1	07/15/21
100% USE PERMIT V1 Rev1	08/05/21
100% USE PERMIT V1 Rev1	09/29/21
100% USE PERMIT V1 Rev1.2	11/05/21
100% USE PERMIT V1 Rev1.3	01/05/22

ARCHITECT

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prefab evolved

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TOBY LONG, AIA - 415.905.0009 - TOBY@CHXTID.COM

MODULAR FABRICATOR

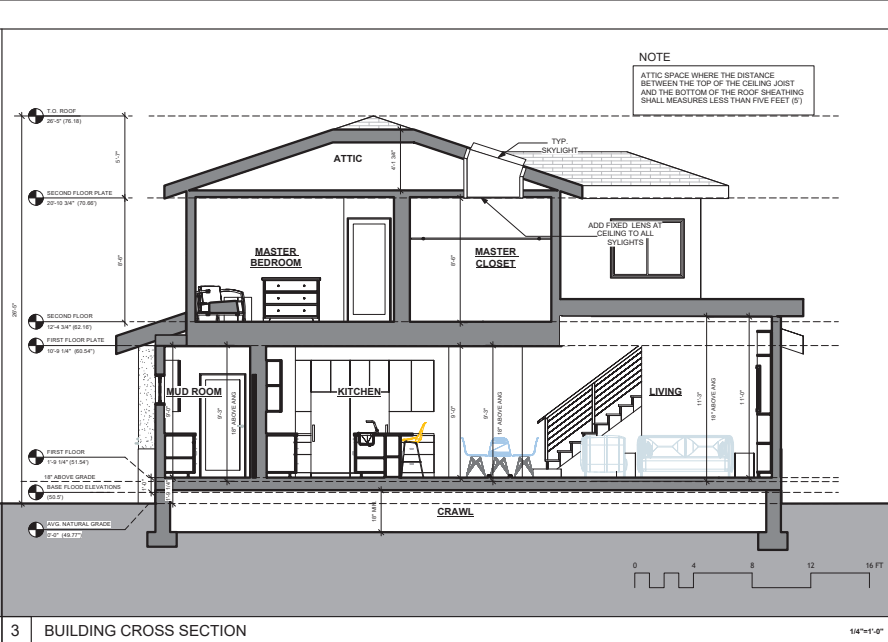
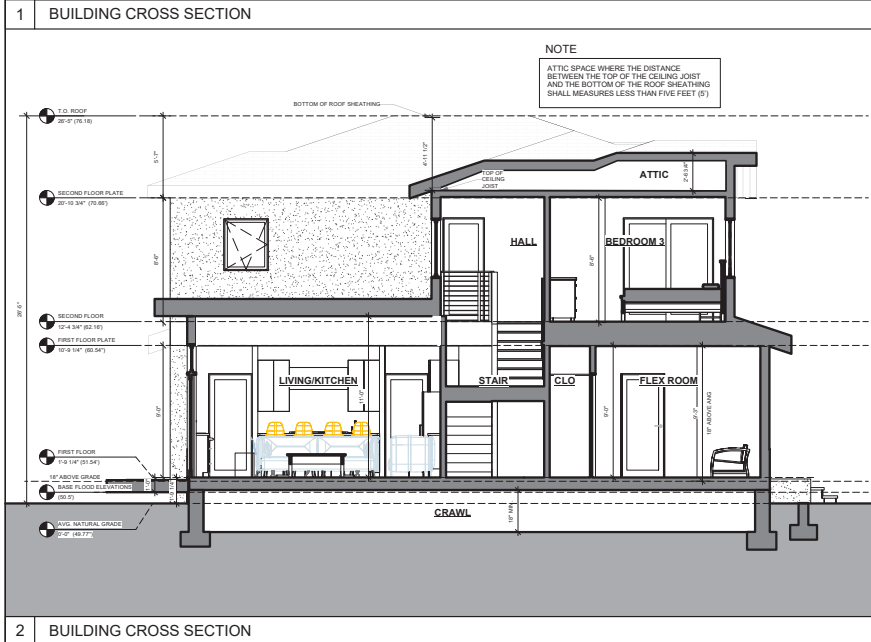
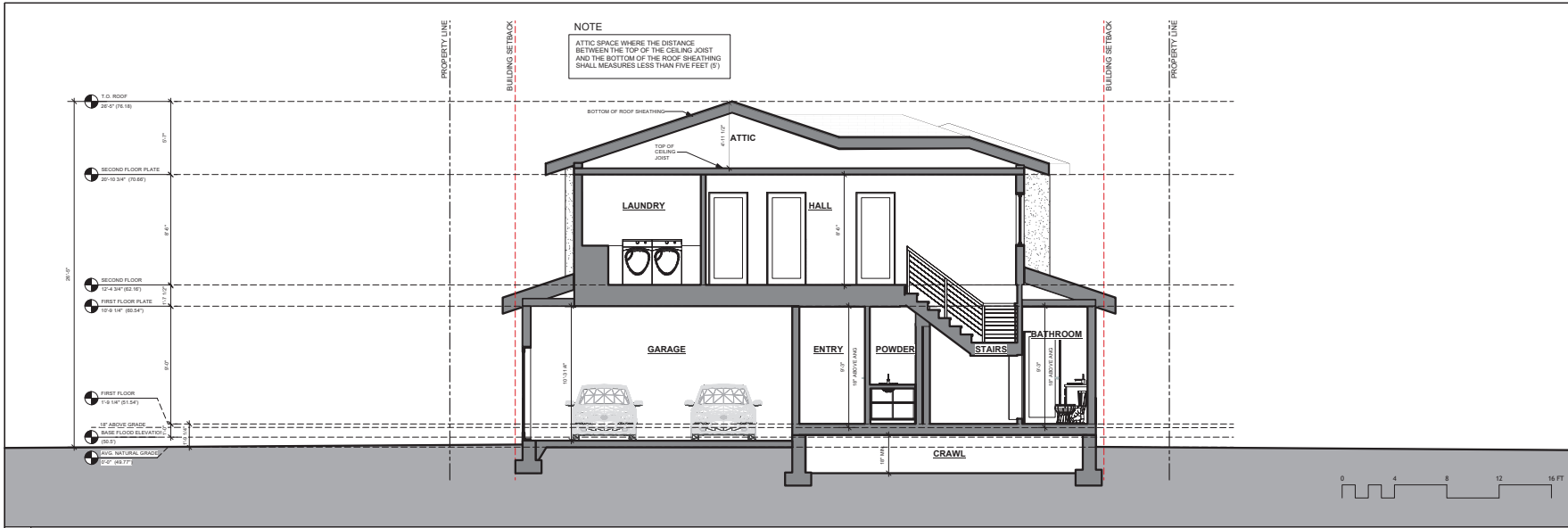
APPROVAL STAMP

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209 MCKENDRY DRIVE
MENLO PARK, CA
94025
APN: 062-311-560

BUILDING SECTIONS

SCALE
AS NOTED

sheet
A 12
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ISSUE	DATE
FA PLANS V1	02/10/21
FA PLANS V2	03/02/21
FA PLANS V3	03/02/21
FA PLANS V4	04/02/21
50% DESIGN SET V1	04/02/21
100% DRAFT DESIGN SET V1	05/21/21
100% DRAFT DESIGN SET V2	06/11/21
100% USE PERMIT V1	07/15/21
100% USE PERMIT V1 Rev1	08/05/21
100% USE PERMIT V1 Rev1	09/29/21
100% USE PERMIT V1 Rev1.2	11/05/21
100% USE PERMIT V1 Rev1.3	01/05/22

ARCHITECT

ch x tid
prefab evolved

6114 LASALLE AVENUE #252, OAKLAND CA 94611
TORY LONG, AIA - 415.955.0009 - TOR@CHXTID.COM

MODULAR FABRICATOR

APPROVAL STAMP

THE KNITTER LIN RESIDENCE
209 MCKENDRY DRIVE
MENLO PARK, CA
94025
APN: 062-311-560

BUILDING SECTIONS

SCALE
AS NOTED

sheet
A 12
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ISSUE	DATE
FA PLANS V1	02/01/21
FA PLANS V2	02/25/21
FA PLANS V3	02/25/21
FA PLANS V4	04/16/21
100% DESIGN SET V1	02/01/21
100% DRAFT DESIGN SET V2	02/12/21
100% USE PERMIT (REVIEW SET)	07/16/21
100% USE PERMIT V1	07/16/21
100% USE PERMIT V1 Rev1	02/25/21
100% USE PERMIT V1 Rev1.2	11/05/21
100% USE PERMIT V1 Rev1.3	01/05/22

ARCHITECT



MODULAR FABRICATOR

APPROVAL STAMP

THE KNITTER LIN RESIDENCE
205 MCKENDRY DRIVE
MENLO PARK, CA
94025
APN: 062-311-560

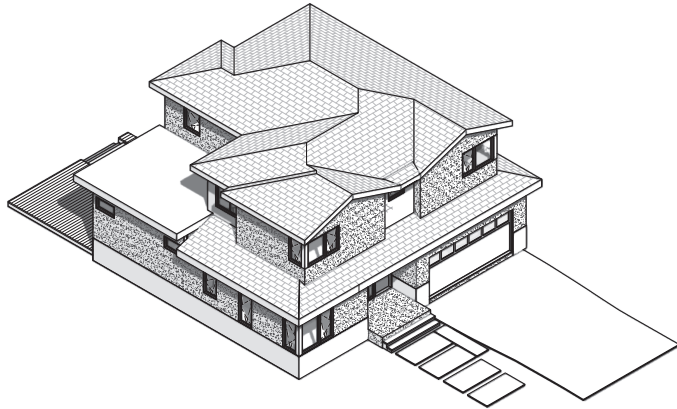
MASSING
DIAGRAMS

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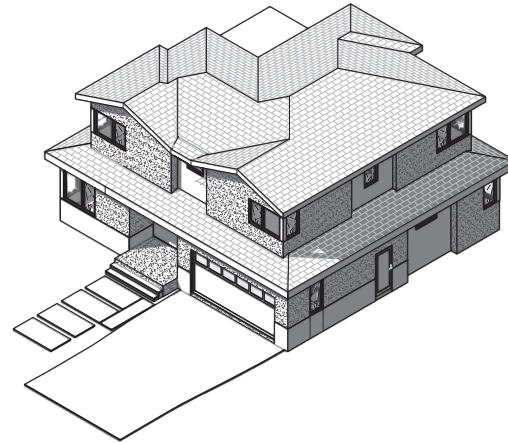
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A 13

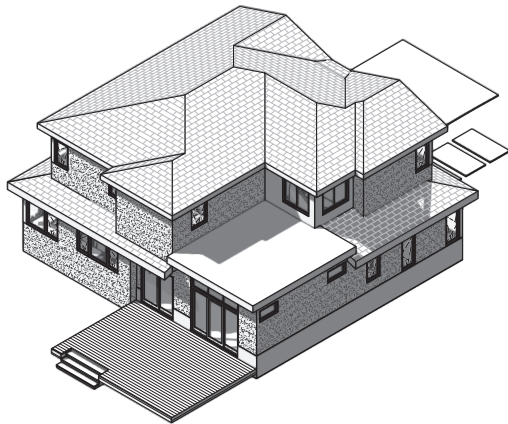
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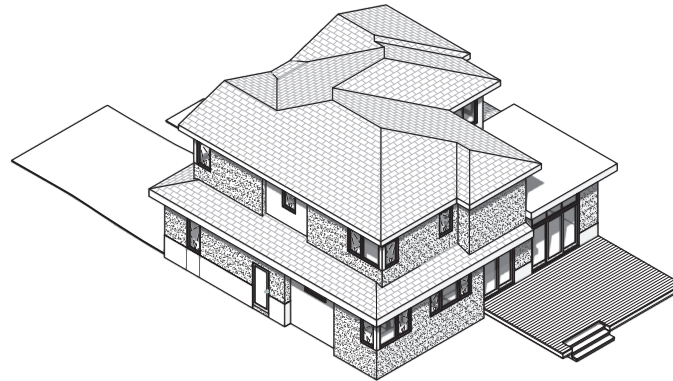
AXONOMETRIC VIEW FROM SOUTHEAST



AXONOMETRIC VIEW FROM NORTHEAST



AXONOMETRIC VIEW FROM SOUTHWEST



AXONOMETRIC VIEW FROM NORTHEAST



ISSUE	DATE
FA PLANS V1	02/02/21
FA PLANS V2	02/25/21
FA PLANS V3	03/02/21
FA PLANS V4	04/02/21
100% DESIGN SET V1	05/02/21
100% DRAFT DESIGN SET V1	05/21/21
100% DRAFT DESIGN SET V2	07/02/21
100% USE PERMIT (REVIEW SET)	07/12/21
100% USE PERMIT (REV1)	07/21/21
100% USE PERMIT (REV1.1)	08/25/21
100% USE PERMIT (REV1.2)	11/05/21
100% USE PERMIT (REV1.3)	01/05/22

ARCHITECT

ch x tld
 prefab evolved
 8114 LASALLE AVENUE #452, OAKLAND CA 94617
 TOBY LONG (AIA) - 415.956.0000 - TOLBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

THE KNITTER LIN RESIDENCE
 205 MCKENDRY DRIVE
 MENLO PARK, CA
 94025
 APN: 062-311-560

MODULAR DIAGRAMS & AREA CALCULATIONS

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scale
 1/8"=1'-0"

sheet
A 14

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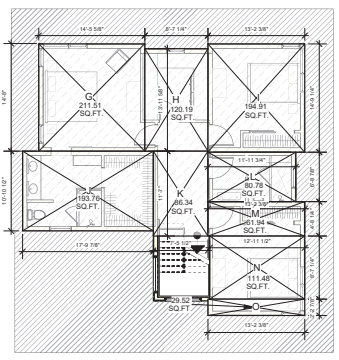
FLOOR AREA CALCULATION

KEY	AREA (SQFT)
A.1	170.19
A.2	3.83
B	190.76
C	490.93
D	791.54
F	61.50
FIRST FLOOR SUBTOTAL	1708.75
G	211.51
H	193.76
I	120.19
J	85.34
K	194.91
L	80.78
M	61.94
N	111.48
O	29.52
SECOND FLOOR SUBTOTAL	1090.43
TOTAL	2,799.18 SQFT

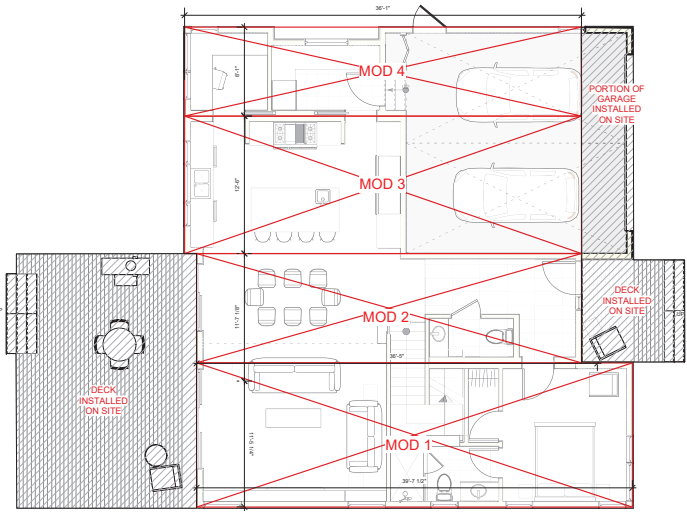
FLOOR AREA MAXIMUM = 2,800 SQFT
 PROJECT COMPLIES

AREA PLAN LEGEND

	BUILDING COVERAGE
	FLOOR AREA/BUILDING COVERAGE
	FLOOR AREA



SECOND FLOOR

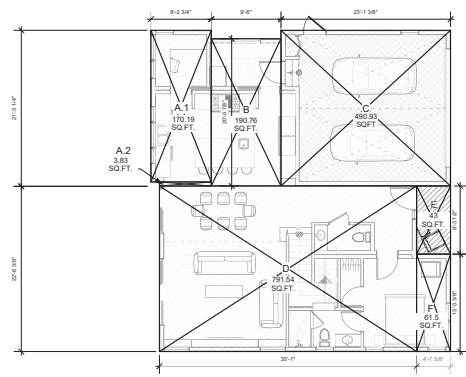


FIRST FLOOR

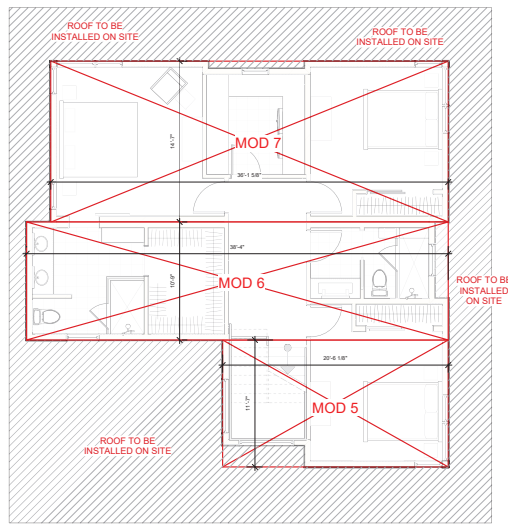
BUILDING COVERAGE CALCULATION

SITE AREA:	5,005 SQFT
35% x 5,005 SQFT	= 1,751.75 SQFT
ALLOW BUILDING COVERAGE (35% OF SITE AREA)	
A.1	170.19 SQFT
A.2	3.83 SQFT
B	190.76 SQFT
C	490.93 SQFT
D	791.54 SQFT
E**	43.00 SQFT
F	61.50 SQFT
TOTAL	1751.75 SQFT (1751.75 COMPLIES)

** NOT INCLUDED IN FLR AREA



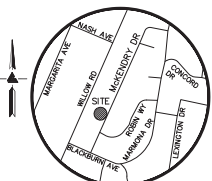
FIRST FLOOR



SECOND FLOOR

1 MODULAR DIAGRAMS

2 FLOOR AREA CALCULATIONS / BUILDING COVERAGE CALCULATION



VICINITY MAP
NO SCALE

EASEMENT NOTE

THERE ARE NO RECORD EASEMENTS PER COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE COMPANY, COMMITMENT NO. 13707-415628, DATED AUGUST 13, 2020. EASEMENTS ARE SHOWN PER 25 MAPS 37

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.

BENCHMARK

CITY OF MENLO PARK BM Y150 BRASS DISC SET IN CONCRETE HEADWALL AT SAN FRANCISCO CREEK, STAMPED "Y150" - AT THE INTERSECTION OF WOODFIELD ROAD, PALO ALTO AVENUE, AND WOODLAND AVENUE - 18'± NORTH OF THE NORTH EDGE OF WOODFIELD ROAD - AT THE SOUTHERLY ANGLE POINT OF THE CONCRETE HEADWALL ELEVATION = 58.45 (NAVD 88 DATUM)

⊕ SITE BENCHMARK

SURVEY CONTROL POINT MAG AND SHINER SET IN ASPHALT ELEVATION = 49.03 (NAVD 88 DATUM)

FEMA FLOOD NOTE

FLOOD ZONE: AE
100-YEAR BASE FLOOD ELEVATION (BFE): 50.5' (NAVD88 DATUM)
PER CURRENT FLOOD INSURANCE RATE MAP (FIRM)
FEMA FLOOD INSURANCE RATE MAP NO. 08080308E
EFFECTIVE DATE: OCTOBER 16, 2012

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).
THE AREA OF THE SURVEYED LOT IS 5,005± SQUARE FEET / 0.11± ACRES

LEGEND AND NOTES

- BOUNDARY LINE
- - - EASEMENT
- - - CATV
- - - E
- - - T/E
- - - TV/T
- - - T
- - - ETC
- - - X
- - - SS
- - - G
- - - W
- ⊕ BENCHMARK
- ◻ CAM
- ◻ EM
- FF FINISH FLOOR
- FF FIRE HYDRANT
- FL FLOW LINE
- ◻ GM
- INV INVERT
- ⊕ JOINT POLE
- M- MULT-TRUNK TREE
- RP ROOF PEAK
- SSCO SANITARY SEWER CLEAN-OUT
- SSMH SANITARY SEWER MAINTENANCE HOLE
- TOS TOP OF SLAB
- WM WATER METER
- WV WATER VALVE
- XXXXX SPOTGRADE
- ASPHALT
- CONCRETE
- GRAVEL
- LAWN
- STONE
- COMPOSITE DECKING

LOT 164
TRACT No. 552
THE WILLOWS, MAP No. 5
25 MAPS 37

LOT 169
TRACT No. 552
THE WILLOWS, MAP No. 5
25 MAPS 37

LOT 162
TRACT No. 552
THE WILLOWS, MAP No. 5
25 MAPS 37

LOT 168
TRACT No. 552
THE WILLOWS, MAP No. 5
25 MAPS 37

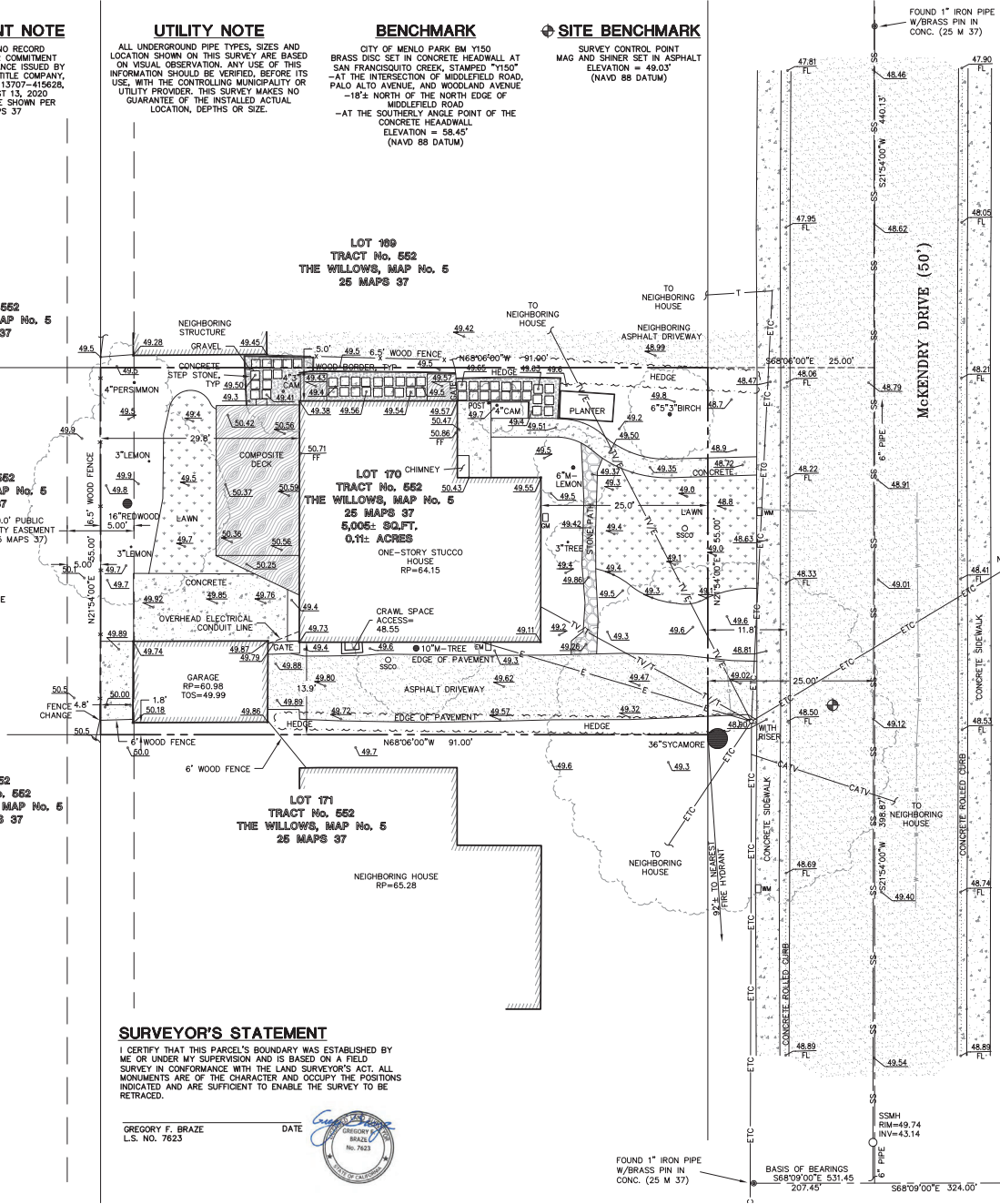
LOT 170
TRACT No. 552
THE WILLOWS, MAP No. 5
25 MAPS 37
5,005± SQ.FT.
0.11± ACRES

LOT 171
TRACT No. 552
THE WILLOWS, MAP No. 5
25 MAPS 37

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.

GREGORY F. BRAZE DATE
L.S. NO. 7623



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
REGISTERED PROFESSIONAL ENGINEERS
3400 INDUSTRIAL PARK WEST
HAWAII, CALIFORNIA 94545
(916) 881-0688
WWW.LEABRAZE.COM

209 McKendry Drive
Menlo Park
California
SAN MATEO COUNTY
APN: 082-311-560

BOUNDARY &
TOPOGRAPHIC SURVEY

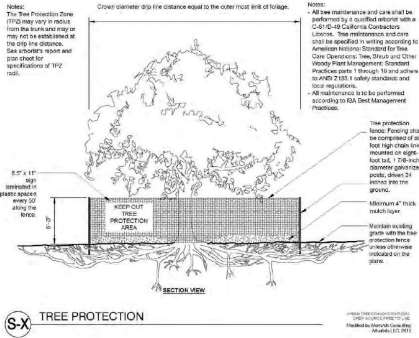
REVISIONS	BY

JOB NO: 2201189
DATE: 10-21-20
SCALE: 1"=8'
FIELD BY: JH
DRAWN BY: DDR
SHEET NO:

A 15
1 OF 1 SHEETS

Appendix D: Tree Protection Guidelines

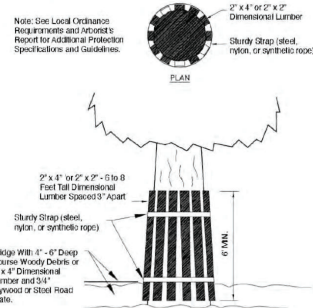
Plan Sheet Detail S-X (Type 1)



HEARTWOOD CONSULTING ARBORISTS
matthew@heartwoodarborists.com
650-542-8733

18 of 24

Plan Sheet Detail for Trunk Protection

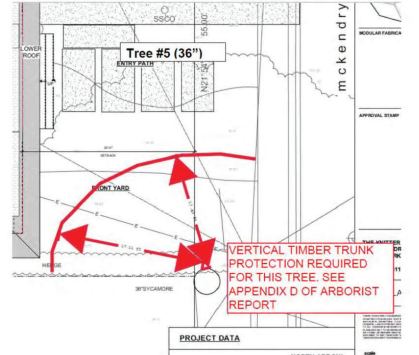


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matthew@heartwoodarborists.com
650-542-8733

19 of 24

Appendix C: Images

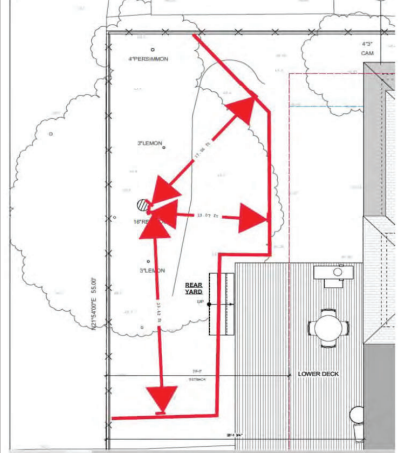
C1: Tree Protection Zone Schematic Tree #1



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matthew@heartwoodarborists.com
650-542-8733

11 of 24

C2: Tree Protection Zone Schematic Tree #3



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matthew@heartwoodarborists.com
650-542-8733

12 of 24



ISSUE	DATE
PA PLANS V1	02/02/21
PA PLANS V2	02/02/21
PA PLANS V3	02/02/21
PA PLANS V4	02/02/21
100% DESIGN SET V1	02/02/21
100% DRAFT DESIGN SET V1	02/02/21
100% DRAFT DESIGN SET V2	02/02/21
100% USE PERMIT (REVIEW SET)	02/02/21
100% USE PERMIT V1	02/02/21
100% USE PERMIT V1 Rev1	02/02/21
100% USE PERMIT V1 Rev1.2	11/05/21
100% USE PERMIT V1 Rev1.3	01/05/22

MODULAR FABRICATOR

ch x tld
Prefab evolved

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TOBY@CHXTLD.COM

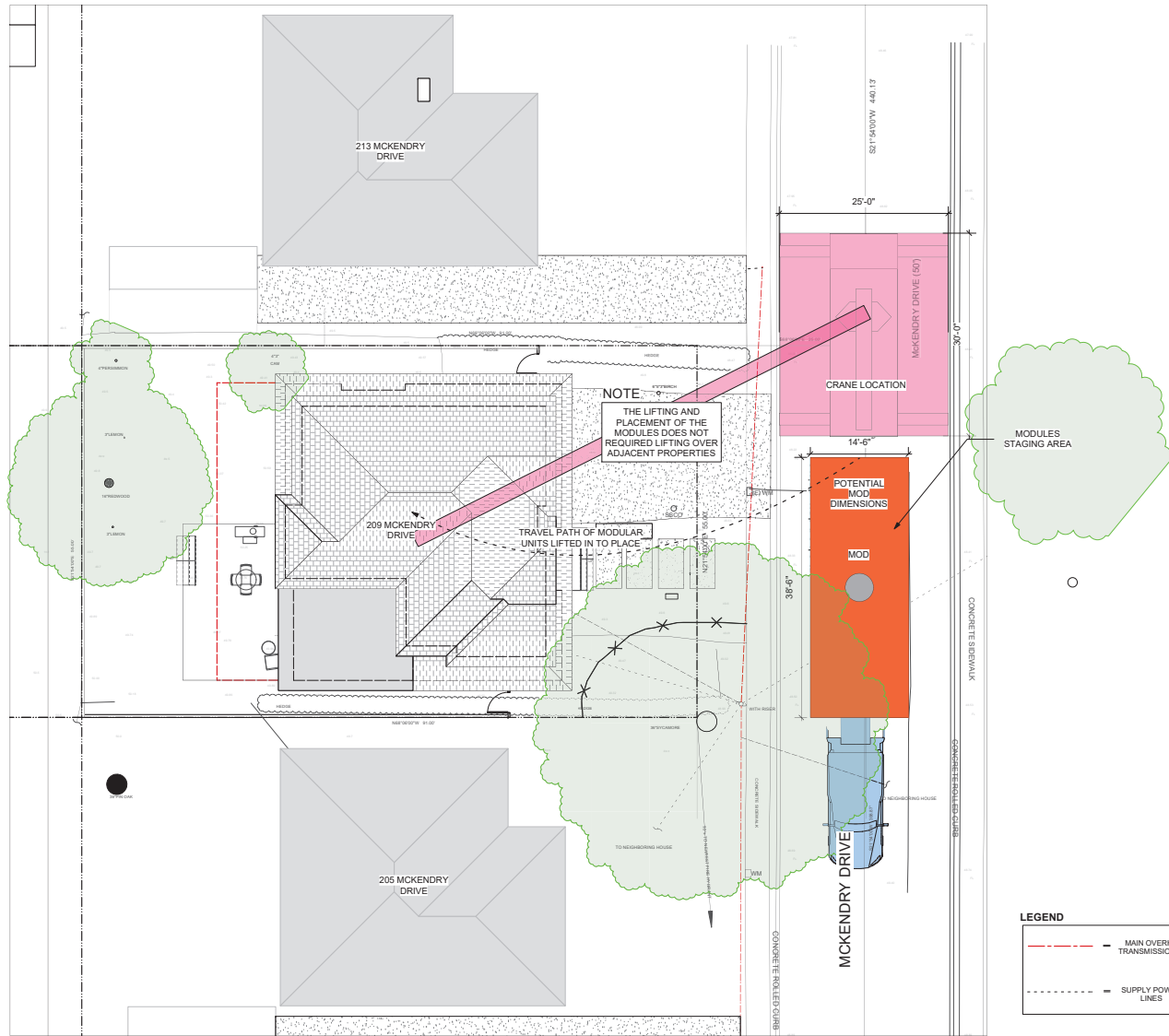
APPROVAL STAMP

THE KNITTER LIN RESIDENCE
205 MCKENDRY DRIVE
MENLO PARK, CA
94025
APN: 062-311-550

TREE PROTECTION

scale

sheet
A 16



ISSUE	DATE
FA PLANS V1	02/02/21
FA PLANS V2	02/25/21
FA PLANS V3	03/02/21
FA PLANS V4	04/02/21
50% DESIGN SET V1	05/02/21
100% DRAFT DESIGN SET V1	05/21/21
100% DRAFT DESIGN SET V2	05/11/21
100% USE PERMIT (REVIEW SET)	07/02/21
100% USE PERMIT V1	07/02/21
100% USE PERMIT V1 Rev.1	02/25/21
100% USE PERMIT V1 Rev.2	11/05/21
100% USE PERMIT V1 Rev.1.3	01/05/22

ARCHITECT

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 TORI LONG, AIA - 415.955.0050 - TORI@CHXTLD.COM

MODULAR FABRICATOR

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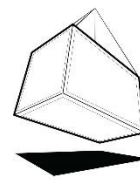
THE KNITTER LIN RESIDENCE
 209 MCKENDRY DRIVE
 MENLO PARK, CA
 94025
 APN: 062-311-560

STAGING PLAN

THIS PLAN AND SPECIFICATIONS SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

scale
 1/8" = 1'-0"

sheet
A 17
 © 2021 TORI LONG ARCHITECTURE

**ch x tld**

prefab evolved

cleverhomes by tobylongdesign

The Knitter Lin Residence
209 McKendry Ave.
Menlo Park, CA 94025

APN: 062-311-560

January 5, 2022

New Single-Family Home Project

Owner: Angie Lin and Brandon Knitter
209 McKendry Ave.
Menlo Park, CA 94025
APN: 062-311-560
T: 650-704-6831
E: darby@darbybrennan.com
E: alin@heyang.org

Architect: Toby Long, AIA
tobylongdesign
6114 La Salle Avenue #552
Oakland, CA 94611
T: 415.905.9030
E: toby@chxtld.com

APPLICANT STATEMENT

The proposed project consists of the replacement of an existing single-family home with the construction of a new single-family home and attached garage. This innovative prefab home includes 2,800 sf of living area in a 4 bedroom and 3 full bathroom program. The garage, located at the front of the property will accommodate 2 cars.

The project is planned to be an FBH project as defined by CA HCD, and will result in a permanent Type V-B CBC compliant structure. The modules will be pre-built and finished off-site, delivered to the property and set with a crane onto the foundation which is completed in advance. This will involve traffic control in front of the property for one day during the set. The exterior assemblies (roof, decks, eaves, siding, etc.) will be

installed on the house after it is permanently attached to the foundation. Off-site construction is faster and more predictable, with fewer impacts to the neighborhood, than traditional building methods.

This beautiful new home will be a welcome improvement to the eclectic mix of one and two-story homes on this block in Menlo Park. Composed largely of structures built in the middle of last century, many of which are being renovated or replaced, McKendry Avenue is home to single family residences of a multitude of styles, colors, and materials. The proposed design of the new home on the subject property incorporates familiar materials and forms that add to the character of this neighborhood. The proposed design includes a combination of moderate pitched roofs, and deep overhangs, with main living spaces on the first floor. The proposed project uses natural, off white stucco and dark metal accent materials, as well as other natural and organic colors which are prevalent on the street. The overall character and scale of the proposed design adds to the array of forms and materials present in the homes of McKendry Avenue.

The new home will be placed at the front setback of the property, similar to the homes on either side of this property, as well as across the street. The placement of the garage at the front of the home is consistent with the rest of the neighborhood. The entry of the house is welcoming and well-defined with a covered front porch. There will be some very minor grading associated with the project. There are some trees on the site which will be preserved, and which we propose some moderate trimming/thinning out. There are no other significant natural features on the property and the house does not block or obscure any adjacent views or light.

The new home is in scale and character with the diversity of homes in this area. The design of the proposed house is exciting and dynamic, with many articulated wall planes, with diversity of forms and changes in texture/color. Through these articulations, the levels of the home are clearly described, and varying colors break up the two-story mass of the structure.

Some of neighbors have been spoken to and shown our plans and exterior design. So far, everyone has expressed support, and no one had major objections. The applicants have reached out to all the close neighbors either in person, by phone call and followed up by email with the proposed floor plans and overview of the project. I am including a few responses they received back from their follow up email: (I originally attached the email responses but was asked to revise so their contact information was not published)

201 McKendry Drive:

*Looks great! No concerns. Good luck! Thanks,
Bryant*

205 McKendry Drive:

Brandon,

*Thank you for the email and our call this morning. Look forward to working with you.
Best,
Manish*

206 McKendry Drive:

*Hi Brandon,
Thank you for reviewing your remodeling plans with Chuck and i today. We thoroughly support your plans to rebuild/remodel your home.
We wish you good luck with your project.
isobel and Chuck.*

210 McKendry Drive:

*I will let Andrew respond as well, but I would like to say that we are super excited for your project and fully support your plan. Can't wait!
Deb
Thank you for showing me your plans. I have reviewed them and I fully support your project.
Andrew Barnes*

213 McKendry Drive:

*Hello Brandon,
I checked with Maria and she is ok with using her driveway to Crane in your new home, assuming any damage caused by this operation will be fixed at your expense.
Please, give me heads up via email at least couple weeks in advance, once you have the dates.
Thanks,
Sergei*

218 McKendry Drive:

*Hi Brandon,
I had a chance to review your house plans today and they look great.
We are so happy to hear that you guys are going to stay in the neighborhood and support you 100% in your remodel.
Let me know if I can do anything to help
John*

As you can see neighboring property owners' responses, they all fully support their upcoming project.

In summary, this project is progressive and forward-looking, incorporating the best of the current trends in sustainability and responsible construction practices. The home is a great addition to this community, and the architecture reflects and enhances the diversity of this vibrant neighborhood.

Arborist's Report

209 McKendry Drive
Menlo Park, CA 94025

Prepared for:
Brandon Knitter & Angie Lin

June 11, 2021

Prepared by:



Pacifica, CA
650.542.8733

ASCA - Registered Consulting Arborist® #651
ISA - Certified Arborist® MA-4851A

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Summary

The residence at 209 McKendry drive is proposed for demolition and construction of a new two-story home. There are three (3) Heritage Trees on or adjacent to the site. All Heritage Trees can be preserved with an impact rating of low. The Heritage Trees have a combined rounded depreciated value of \$35,570. Five (5) trees are proposed for removal—none of which have protected status.

Background and Assignment

In advance of proposed development, Brandon Knitter asked me to assess the site, trees, and available architectural plans and provide a report with my findings and recommendations to help satisfy the City of Menlo Park requirements. Specifically, my assignment was as follows:

1. Provide an arborist's report including an assessment of the trees within the project area and on the adjacent sites, as appropriate. The assessment is to include the species, size (trunk diameter), overall condition, suitability for preservation ratings, protection status and disposition status.
2. Provide tree protection guidelines, and impact ratings for trees Heritage and Street trees affected by the project.
3. Provide appraised values of "Heritage Trees" using the Trunk Formula Technique.

Limits of Assignment

- The information in this report is limited to the tree and site conditions during my inspection on June 5, 2021. No tree risk assessments were performed.
- Tree height and canopy diameters are estimates. Trunk diameters of off-property trees are estimates.
- The plans reviewed for this assignment were as follows:
 - Topographic Survey by Lea & Braze Engineering, Inc. (10/21/20)
 - Site Plans A1.2, A2., A2.2, A2.3, by CH X TLD (6/21/21)



Observations

MPMC 13.24.020

Menlo Park Municipal Code (MPMC) Section 13.24.020 Defines “Heritage Tree” as any of the following:

- A. All trees other than oaks which have a trunk with a circumference of 47.1 inches (diameter of fifteen (15) inches) or more, measured fifty-four (54) inches above natural grade.
- B. An oak tree (*Quercus*) which is native to California and has a trunk with a circumference of 31.4 inches (diameter of ten (10) inches) or more, measured at fifty-four (54) inches above natural grade.
- C. A tree or group of trees of historical significance, special character or community benefit, specifically designated by resolution of the city council.

There are three Heritage Trees on or adjacent to the site (Trees #1, 10, 12).

Protection Status of each tree is listed in Table 1.

Description of Site

The site is a residential parcel with a one-story home on it.

Proposed Development Activities

The project consists of demolition of the existing house and construction of a new single family 2-story house and attached garage.

Tree Inventory

The inventory consists of twelve (12) trees. Three (3) of the trees have “Heritage” status, including one tree that is also a “Street” Tree.

Except for Tree #2, which is in poor condition and recommended for removal, all trees are in good or fair overall condition.

London plane Tree #1 has been “V” pruned to accommodate overhead utilities.

Coast redwood Tree #10 is drought stressed as evidenced by a thin crown. A ratchet strap at 8 feet high is being used to support shade canopies. The ratchet strap is beginning to girdle the stem.

The complete Tree Assessment Table is in Appendix B.

Plan Observations

Eleven (11) trees are shown on the topographic survey and Site Plan A1.2. Seven (7) of the trees are non-protected trees (various fruit trees and camelias).

London plane Tree #1 is 21 feet (8.4 x DBH) from the nearest corner of the proposed home. I estimate that pavement (street, sidewalk, existing driveway) and off-property area comprises about 70% of this tree's root zone.

The existing driveway will be converted to lawn or landscaping. The new driveway will be on the opposite side of the property, further away from all protected trees.

Redwood Tree #10 is 24 feet (16 x DBH) from the proposed foundation. The tree is 11 feet (7.3 x DBH) from the nearest corner of the rear deck.

Oak Tree #12 is far enough off the property that it is not located on the topographic survey or site plan.

Discussion

Suitability for Preservation

A tree's suitability for preservation is determined based on Functional and External Limitations¹ as follows (ISA, 2019):

Good = Trees with good health, structural stability, and longevity.

Fair = Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring and may have shorter life spans than those in the good category.

Poor = Trees in poor health with significant structural defects that cannot be mitigated and will continue to decline regardless of treatment. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

The complete suitability ratings are listed in Table 1.

Impact Level from Construction

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

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

All three (3) Heritage Trees have an impact rating of *low*.

The complete impact level ratings are listed in Appendix B.

¹ Functional Limitations are based on factors associated with the tree's interaction to its planting site affecting plant condition, limiting plant development, or reducing the utility in the future and include genetics, placement, and site conditions for the individual tree (ISA, 2019). External Limitations are outside the property, out of control of the owner and also affect plant condition, limit plant development, or reduce the utility in the future (i.e power lines, municipal restrictions, drought adaptations, or species susceptibility to pests) (ISA, 2019).

Tree Removals

Tree #2 is proposed for removal due to its poor condition. It has a trunk diameter of 11 inches and does not have protected status per MPMC.

Trees #3-6 are proposed for removal because they are inside the building envelope and must be removed to allow construction. None of these trees have protected status.

No Heritage or Street Trees are proposed for removal.

Appraised Value of Heritage Trees (#1, 10, 12)

There are three "Heritage" trees near the project site. The combined rounded depreciated value of these three trees is \$35,570.

The appraised values of each of these trees are listed in Appendix B.

Any tree on-site protected by the City's Municipal Code will require replacement according to its appraised value if it is damaged beyond repair because of construction.

Tree Protection

The objective of tree protection is to reduce the negative impacts of construction on trees to a less than significant level. Trees vary in their ability to adapt to altered growing conditions. Mature trees have established stable biological systems in the preexisting physical environment. Disruption of this environment by construction activities interrupts the tree's physiological processes causing depletion of energy reserves and a decline in vigor, often resulting in the tree's death. Tree protection measures focus on avoiding damage to the roots, trunk, or scaffold branches.

Tree Protection Zone

The tree protection zone (TPZ) is the defined area in which certain activities are prohibited to minimize potential injury to the tree. For this project, the size and location of the TPZs have been determined based on the "critical root zone (CRZ)" of each tree.

Critical Root Zone

The critical root zone is the area of soil around the trunk of a tree where roots are located that provide stability and uptake of water and nutrients required for the tree's survival. The CRZ is the minimum distance from the trunk that trenching, or root cutting can occur, and will be defined by the trunk diameter as a distance of six times the trunk diameter in feet (Costello, L., Watson, G., Smiley, E. 2017). For example, if a tree is two feet in diameter, the minimum CRZ distance would be twelve feet from the stem on one side of the tree. The "CRZ" should be assumed to be synonymous with a "6x TPZ."



TPZ Locations

Appendix C of this report is an annotated site plan showing my recommended tree protection fencing schematic. Only two trees (#s 1 and 10) require fencing. Tree # 3 is far offsite, behind an existing property line fence. The rest of the trees are not protected. The layout of my proposed TPZ fencing, in combination with adherence to the Recommendations, and Tree Protection Guidelines (Appendix D) will be minimize impacts to Heritage Trees on sight to a “low” level.

Conclusion

There are three Heritage Trees on or adjacent to the site. All Heritage Trees can be preserved with an impact rating of low. The Heritage Trees have a combined rounded depreciated value of \$35,570. Five trees are proposed for removal—none of them have protected tree status.

Recommendations

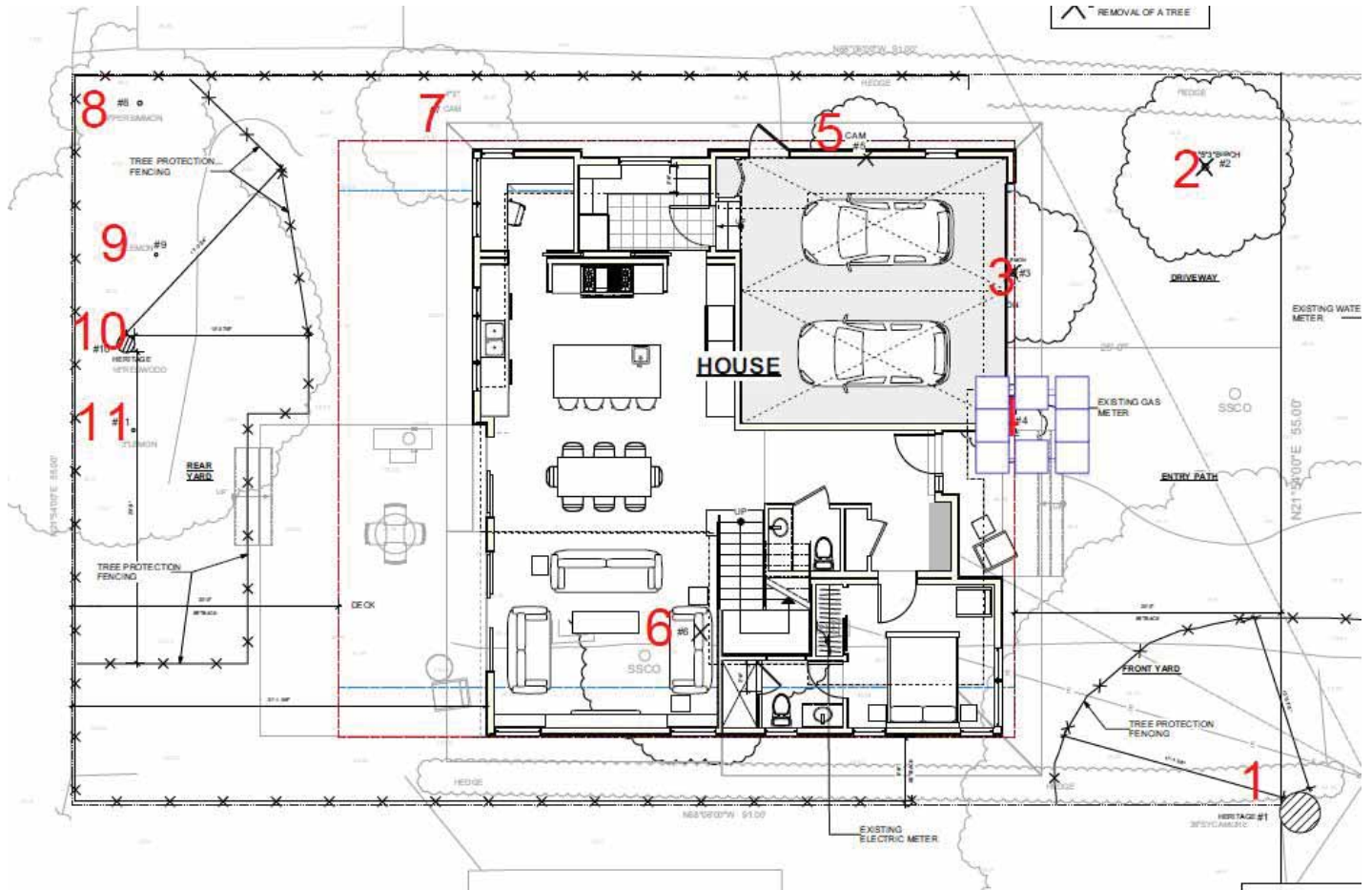
1. REMOVE RATCHET STRAP FROM TREE #10 ASAP.
2. Place tree numbers and tree protection fence locations and guidelines on the plans including the grading, drainage, and utility plans. Refer to Appendix C for tree protection fencing layout and Appendix D for fencing specifications.
3. Create a separate plan sheet that includes all tree protection measures labeled “T-1 Tree Protection Plan.”
4. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document.

Prior to any work on site, including demolition:

5. Install vertical timber trunk barriers on Tree 1.
6. Install Type 1 tree protection fence around Trees 1 and 10.
7. Arrange a pre-construction meeting with the project arborist or landscape architect to verify tree protection is in place, with the correct materials, and at the proper distances.
8. Areas of asphalt within the TPZ of Tree 1 shall not be removed until necessary. This asphalt layer provides protection to the tree's root zone.



APPENDIX A: Tree Inventory Map



Tree #12 not pictured because it is off site.

Appendix B: Tree Assessment, Suitability, Impact Level, Disposition, and Appraisal Values

Tree #	Tree Species	Trunk Dia (in.)	Overall Cond.	Suitability	Constr. Impact Level	Protection Status	Disposition Status	Rounded Depreciated Value	Notes
1	London planetree <i>Platanus hybrida</i>	30	Fair	Fair	Low	Heritage/ Street Tree	Preserve	\$ 5,600	"V" prune for wire utility clearance
2	white birch <i>Betula pendula</i>	11	Poor	Poor	N/A	N/A	REMOVE	N/A	Dead top. REMOVE
3	lemon citrus x limon	4	Good	Good	N/A	N/A	REMOVE	N/A	Inside building envelope
4	Camelia <i>Camelia</i> sp.	3	Good	Good	N/A	N/A	REMOVE	N/A	Inside building envelope
5	Camelia <i>Camelia</i> sp.	3	Good	Good	N/A	N/A	REMOVE	N/A	Inside building envelope
6	Unknown	8	Fair	Fair	N/A	N/A	REMOVE	N/A	Inside building envelope
7	Camelia <i>Camelia</i> sp.	4	Fair	Fair	Moderate	N/A	Preserve	N/A	
8	Persimmon <i>Diospyros</i> sp.	3	Fair	Fair	Low	N/A	Preserve	N/A	
9	lemon citrus x limon	2	Good	Good	Low	N/A	Preserve	N/A	

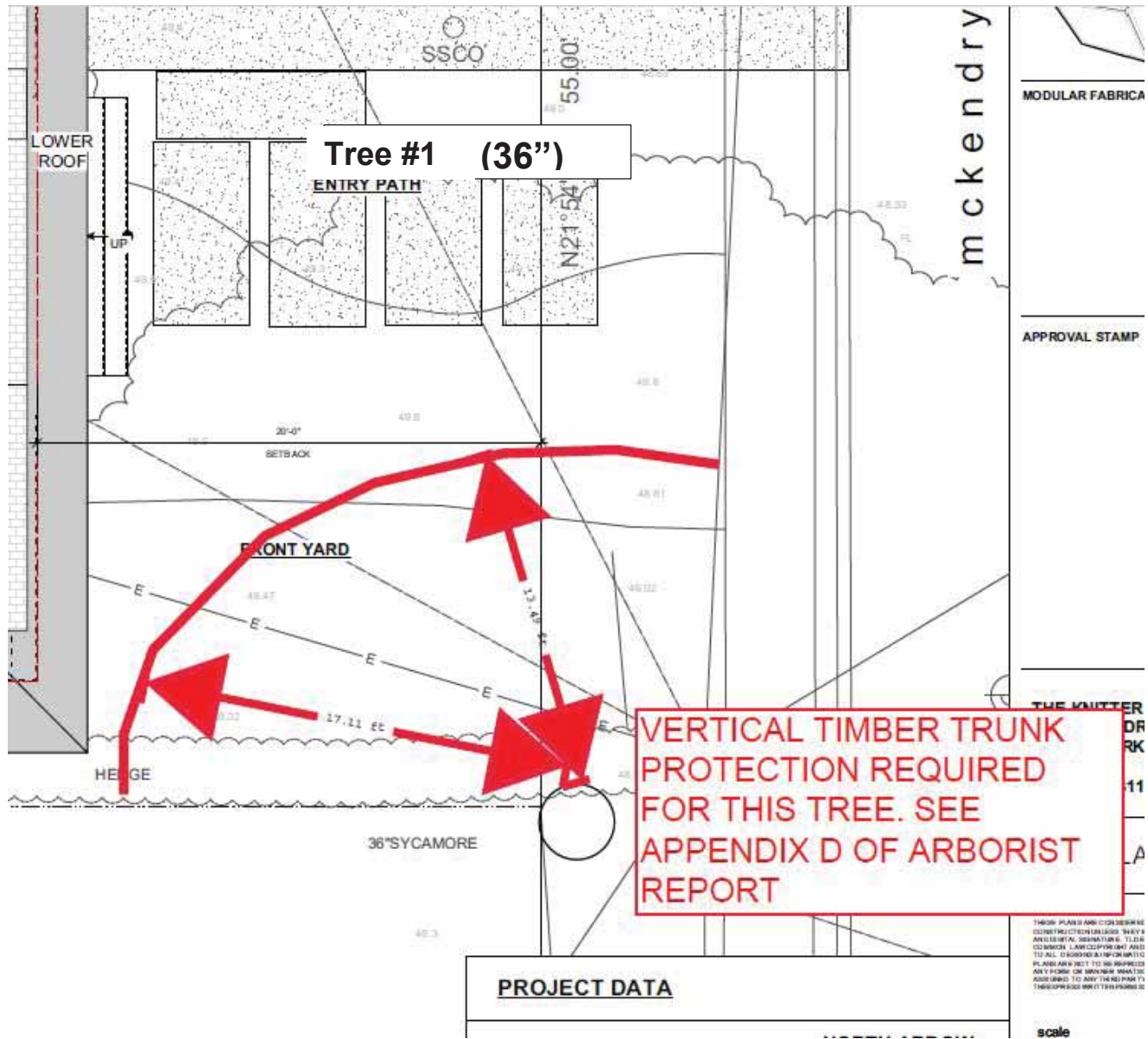


Tree #	Tree Species	Trunk Dia (in.)	Overall Cond.	Suitability	Constr. Impact Level	Protection Status	Disposition Status	Rounded Depreciated Value	Notes
10	coast redwood <i>Sequoia sempervirens</i>	18	Fair	Fair	Low	Heritage	Preserve	\$ 3,970	Thin crown; ratchet strap beginning to girdle tree
11	lemon citrus x limon	2	Good	Good	Low	N/A	Preserve	N/A	
12	pin oak <i>Quercus palustris</i>	36	Fair	Good	Low	Heritage	Preserve	\$ 26,000	Neighbor tree; multiple large heading cuts through crown; history of past failures

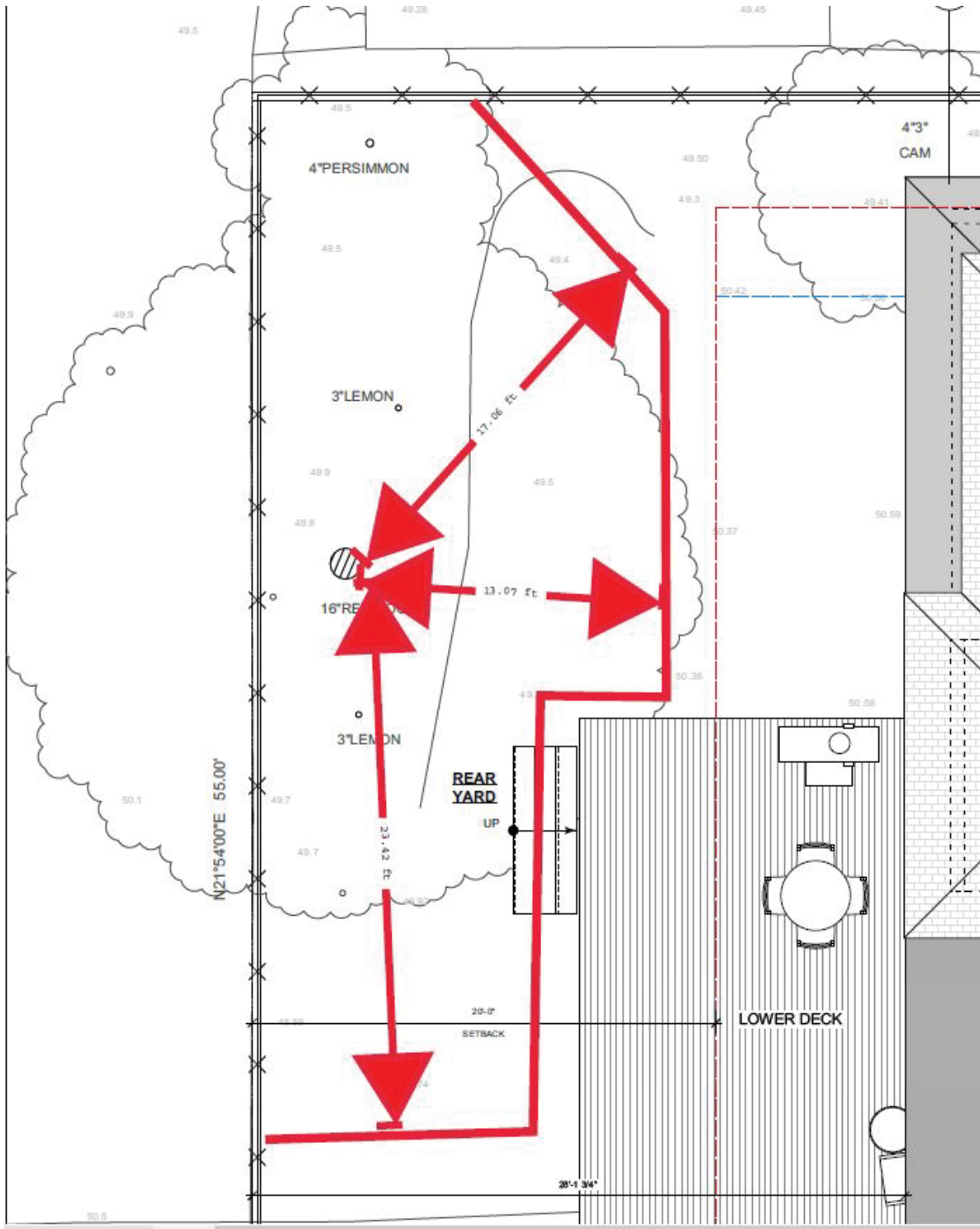


Appendix C: Images

C1: Tree Protection Zone Schematic Tree #1



C2: Tree Protection Zone Schematic Tree #10



C3: Tree 1



C4: Tree 10



C5: Tree 10



C6: Tree 12



C7: Tree 12 (Google Feb 2020)



Appendix D: Tree Protection Guidelines

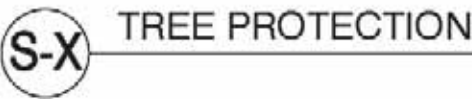
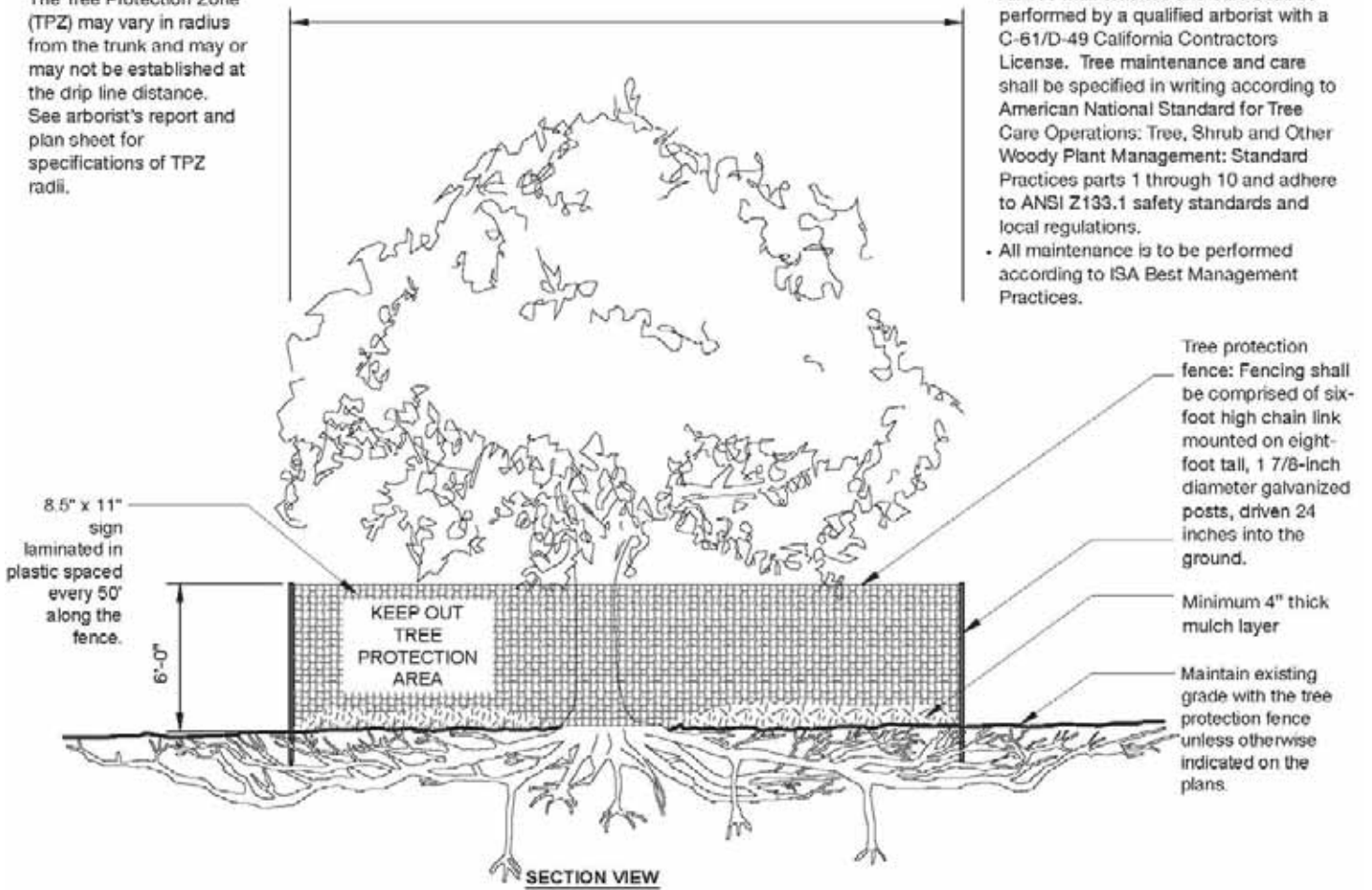
Plan Sheet Detail S-X (Type 1)

Notes:
 The Tree Protection Zone (TPZ) may vary in radius from the trunk and may or may not be established at the drip line distance. See arborist's report and plan sheet for specifications of TPZ radii.

Crown diameter drip line distance equal to the outer most limit of foliage.

Notes:

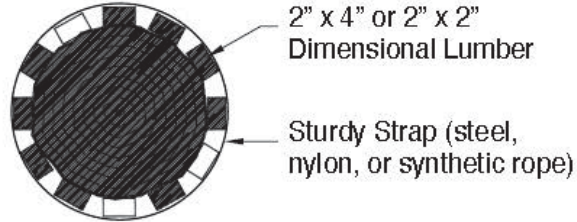
- All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management: Standard Practices parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations.
- All maintenance is to be performed according to ISA Best Management Practices.



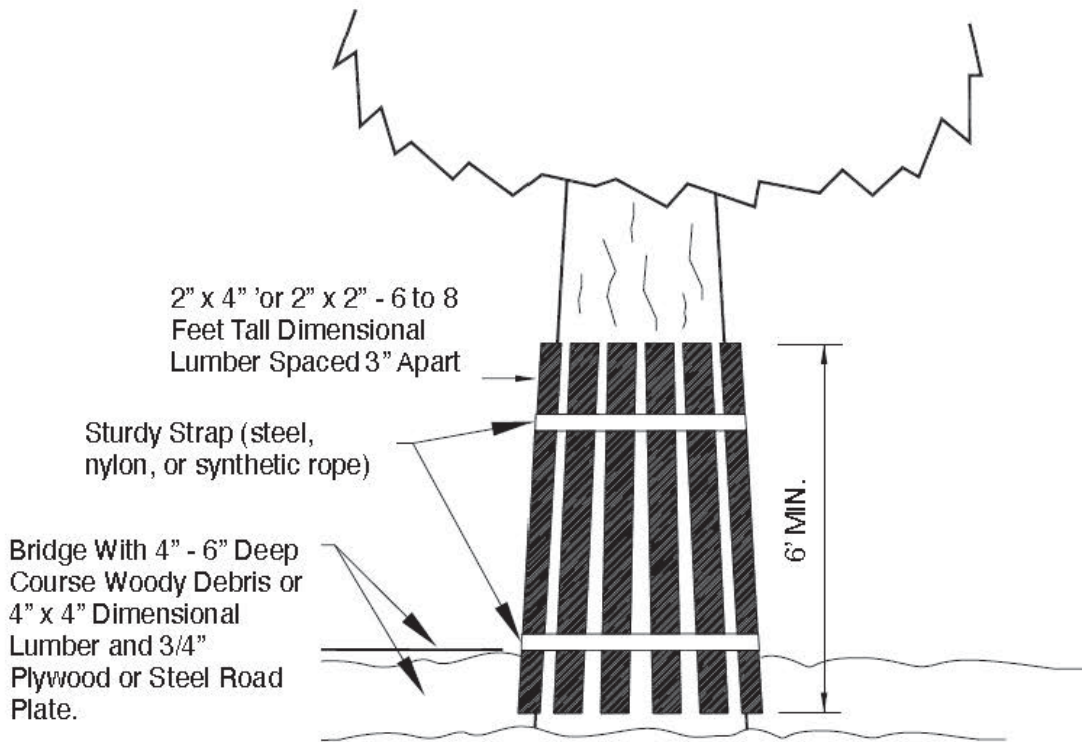
URBAN TREE FOUNDATION © 2014.
 OPEN SOURCE FREE TO USE
 Modified by Monarch Consulting
 Arborists LLC, 2019

Plan Sheet Detail for Trunk Protection

Note: See Local Ordinance Requirements and Arborist's Report for Additional Protection Specifications and Guidelines.



PLAN



ELEVATION

Trunk Protection Vertical Timber Detail

13.24.040 Removal and major pruning of Heritage Trees prohibited.

It is unlawful for any person to remove, or cause to be removed, any Heritage Tree from any parcel of property in the city, or perform major pruning on a Heritage Tree, without obtaining a permit; provided, that in case of emergency, when a Heritage Tree is imminently hazardous or dangerous to life or property, it may be removed by order of the police chief, fire chief, the public works director or their respective designees. Any person who vandalizes, grievously mutilates, destroys or unbalances a Heritage Tree without a permit or beyond the scope of an approved permit shall be in violation of this chapter. (Ord. 1060 § 2 (part), 2019).

Prohibited Activities

The following are prohibited activities within the TPZ:

- Grade changes (e.g. soil cuts, fills);
- Trenches;
- Root cuts;
- Pedestrian and equipment traffic that could compact the soil or physically damage roots;
- Parking vehicles or equipment;
- Burning of brush and woody debris;
- Storing soil, construction materials, petroleum products, water, or building refuse; and,
- Disposing of wash water, fuel or other potentially damaging liquids.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented. The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Root Pruning

Roots greater than two inches in diameter shall not be cut. When roots over two inches in diameter are encountered and are authorized to be cut or removed, they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.



Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Treatment, including pruning, shall be specified in writing according to the most recent ANSI A-300A Standards and Limitations and performed according to ISA Best Management Practices while adhering to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.



Appendix E: Sample Tree Protection Signs



Laminated warning signs, minimum size 8.5" x 11", stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited, are to be attached to TPZ fencing.

Signs should be spaced no more than 10 feet apart.

Text on the signs should be in both English and Spanish.

QUALIFICATIONS, ASSUMPTIONS, & LIMITING CONDITIONS

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

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

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

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

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

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

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

CERTIFICATION OF PERFORMANCE

I, Matthew Fried, certify:

- That I have personally inspected the tree(s) and/or the property referred to in this report and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms of Assignment;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions, and conclusions stated herein are my own;
- That my analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

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

Matthew Fried

Matthew Fried
ASCA Registered Consulting Arborist® # 651
ISA Certified Arborist® MA-4851A
ISA Tree Risk Assessor Qualified





STAFF REPORT

Planning Commission

Meeting Date:

1/10/2022

Staff Report Number:

22-002-PC

Public Hearing:

**Use Permit/Gabriela and Peter Hebert/755
Hermosa Way**

Recommendation

Staff recommends that the Planning Commission approve a use permit to demolish an existing one-story, single-family residence and one detached accessory building, and construct a new two-story residence with a basement on a substandard lot with regard to minimum lot width in the R-E (Residential Estate) zoning district, at 755 Hermosa Way. The use permit request includes excavation within the left-side setback for a basement lightwell. The project also includes a detached Accessory Dwelling Unit (ADU), which is a permitted use. The recommended actions are 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 proposal.

Background

Site location

The subject property is located at 755 Hermosa Way. Using Hermosa Way in the north-south orientation, the subject property is located on the western side of Hermosa Way, between Santa Cruz Avenue and Middle Avenue. Hermosa Way is a residential street that extends across the neighborhood, terminating north of Santa Cruz Avenue in the north and at Bay Laurel Drive, near San Francisquito Creek and the City of Palo Alto, in the south. A location map is included as Attachment B.

Houses along Hermosa Way include both one- and two-story residences, developed in a variety of architectural styles, including ranch, contemporary, and craftsman. The parcels along much of Hermosa Way and portions of the eastern side of Cotton Street are zoned R-E, while the rest of the surrounding parcels are in the R-1-S (Single Family Suburban Residential) zoning district.

Analysis

Project description

The subject property is currently occupied by a one-story residence with a detached shed located in the rear, right corner of the property. The property has a substandard width of 108.36 feet, where 110 feet is required.

The applicant is proposing to demolish the existing residence and shed and construct a new two-story,

single-family residence with a basement and an attached two-car garage, along with a detached accessory dwelling unit (ADU) and a detached accessory structure for a pool equipment enclosure, which is proposed to serve a future pool in the rear half of the property. Upon entering the site along the Hermosa Way frontage, the main driveway for vehicular access is positioned to the left of the main residence and traverses the left side of the property. Beyond the driveway and main residence, the proposed ADU would be located in the rear left corner of the property, and in the center of the rear of the property, an outdoor pool is proposed, with a covered pool equipment enclosure located in the rear-right corner of the property.

The main residence would be centrally positioned, with two wing-like masses flanking an open central courtyard facing Hermosa Way. The courtyard would be tree-lined with several ornamental trees. Behind the courtyard, the two wings would be connected, and toward the rear of the residence, the left wing would contain an uncovered deck. The proposed main residence would include five bedrooms and seven bathrooms.

Of particular note with regard to Zoning Ordinance requirements:

- The second floor would be limited in size relative to the development, with a floor area of 2,740 square feet representing approximately 42.2 percent of the maximum floor area limit (FAL), where 50 percent is allowed.
- The maximum allowable FAL for the lot is 6,498.5 square feet. The proposed residence and ADU together would have a FAL of 7,115 square feet, which is permitted as the area of the 627-square foot ADU may exceed the FAL.
- The majority of the proposed basement would be located within the building footprint, with the exception of an inward-facing portion of the basement located beneath the courtyard's right-side entry door, facing the central courtyard. This basement area, totaling 97 square feet, has been included in the calculation of FAL.
- The proposed residence would be 26.1 feet in height, where 30 feet is the maximum permitted.
- The proposed project would be constructed well below the maximum building coverage, with a total of 20.9 percent where 30 percent is allowed. With inclusion of the 627-square-foot ADU, the building coverage would be 23.8 percent.

The proposed main residence would be set back 24.0 feet from the front property line and 92.8 feet from the rear property line, where a 20-foot setback is required for both. The left side would have a 20-foot setback, and the right side would have a 10-foot setback. In the R-E zoning district a minimum setback of 10 feet on any side, with a total side setback of 30 feet, is required. The proposed left-side lightwell would be located approximately 10.9 feet from the left side property line, which requires use permit approval for excavation within the setback. The outer edge of the left-side lightwell would be located approximately 31.7 feet from the neighboring residence. The visibility of the lightwell would be limited from both the public right-of-way and neighboring properties due to its location near the center of the lot as well as proposed perimeter landscaping.

Due to the existing condition of the street frontage within the public right-of-way, recommended Condition 4a has been added to require a new parking strip and two-foot valley gutter along the property frontage.

Apart from the requested location of the encroaching left-side lightwell, the proposed project conforms to the development standards of the R-E zoning district. 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 Attachments D and E, respectively.

Parking and circulation

The proposed ADU would contain one bedroom, one bathroom, and a combined living room and kitchen/dining area, along with an uncovered parking space located in front of the ADU and along the left side of the subject property, near the main residence's attached garage. Access for the ADU occupant would be provided by a pedestrian pathway extending along the left side of the property, beyond the driveway. As noted previously, the ADU is a permitted use and is not part of the use permit request.

The attached garage faces the left property line, and access is provided by a driveway along the left side of the property through a sliding gate approximately 21 feet, nine inches from the front property line. After passing through the sliding gate, vehicles would make a right turn into two garage spaces positioned 90 degrees relative to the driveway. The driveway access, the parking orientation, and the sliding gate have been reviewed by the Transportation Division.

Design and materials

The applicant states in their project description letter that the proposed new residence was designed in a transitional architectural style home. The exterior of the proposed residence would predominantly feature stained cedar shingle siding for the exterior walls and standing seam metal roofing. Along the front elevation, a series of two gables, which establish a U-shape for the building footprint, are intended to break up the massing. In addition to reducing massing impacts, this U-shaped configuration provides a centralized courtyard space between the two wings, which the applicant states is intended to also allow for more abundant landscaping in the vicinity of the front yard. Similarly, the rear elevation has a patio space to transition the scale from two stories to one story.

The windows and doors would be aluminum clad along the exterior with wood interiors and simulated true divided lights with interior and exterior grids and a spacer bar between the glass panes. To address privacy concerns, the right-side elevation would feature second floor windows with sill heights 5.5 feet above the finished floor, and the left side elevation would feature no windows. The uncovered second floor deck along the left side of the residence would be located approximately 27.5 feet from the left side property line, 7.5 feet more than required for a side balcony setback, which would further separate the second floor mass from the neighboring property on the left side. The garage and driveway are proposed along the left side of the property, where the larger side setback (20 feet instead of 10 feet on the right side) is located, and the garage door would face the left-side property line. The applicant states that this layout is intended to lessen the visual impact of the vehicular access and garage from the roadway.

Staff believes that the scale, materials, and style of the proposed residence are generally consistent with the broader neighborhood, given the similar architectural styles and sizes of structures in the area, and that the proposed materials and overall design would result in a consistent aesthetic approach.

Trees and landscaping

The applicant has submitted an arborist report (Attachment F), detailing the species, size, and conditions of the heritage and non-heritage trees on site. The report discusses the impacts of the proposed improvements and provides recommendations for tree maintenance and the protection of trees. As part of the project review process, the arborist report was reviewed by the City Arborist.

Based on the arborist report, there are 14 existing trees located on or near the property. Of these trees, 11 trees are heritage size. Two of these heritage trees are street trees in front of the neighboring property at 777 Hermosa Way (trees #13 and 14, both coast live oak trees) and one adjacent heritage valley oak tree is located in the front yard of the 777 Hermosa Way property (tree #12), near the shared side property line. There is also another heritage size tree that was not assessed in the arborist report located in the rear yard of the 777 Hermosa Way property, near the shared side property line. Of the eight on-site heritage trees, there are three redwood trees, one Southern magnolia tree, one American elm, one California bay tree, one coast live oak tree, and one American sweetgum.

The City Arborist reviewed the application and conditionally approved the removal permit for one onsite heritage tree (tree #1) based on Criteria 5 (development), one onsite heritage tree (tree #2) based on Criteria 3 (tree health rating), and one onsite heritage tree (tree #11) based on Criteria 2 (tree risk rating) pursuant to the Heritage Tree Ordinance. Only development-based removals may be appealed, and the conditional approval to remove tree #1 was not appealed. The applicant is required to replace the full value of the trees and would achieve this by replanting trees on site at an equal value to the appraised value of the trees to be removed. In particular, two 48-inch box size Chinese pistache trees are proposed in the front yard and near the front property line, and based on their appraisal value, these two replacement trees satisfy the replacement required for the removal of the three heritage trees. In addition, 10 36-inch box size olive trees are proposed throughout the front yard and central courtyard, along with extensive hedge plantings along both side property lines, for enhanced privacy. The planting of the replacement trees would also offer privacy while offering additional shading over portions of the property's street frontage and reduce the perception of mass. The applicant has also already removed trees #2 and 11, following issuance of the necessary permitting.

To protect the heritage and non-heritage trees on site, the arborist report has identified such measures as tree protection fencing, maintaining mulch layers, deep root watering, notifying the project arborist for any work occurring within the dripline, wrapping trunks in straw wattle and snow fencing, pruning low-hanging branches, and adding plywood or trench plates for construction vehicle passage. All recommended tree protection measures identified in the arborist report would be implemented and ensured as part of condition 3k.

Correspondence

As of the writing of this report, staff received eight letters of correspondence about the proposed project (Attachment G). Each of the letters discussed concerns with the overall project scale, setback encroachments, tree impacts, privacy impacts from the second floor, potential noise from a previously-proposed sport court, and initial outreach efforts.

The applicant states in their project description letter that the property owner has completed a combination

of outreach efforts, which included email and in-person communication. The property owner indicates that they had direct communication with the two adjoining property owners along Hermosa Way, and have made the following changes to their project:

- Only one setback encroachment is proposed along the larger left-side setback, following revisions to a former proposal that included lightwell encroachments along both required side setbacks;
- The front of the house has been shifted to a distance of 24 feet from the front property line;
- The ADU location has been revised to preserve one heritage tree that was once proposed for removal;
- Heritage tree replacements are proposed in the front of the property, helping minimize the perception of mass;
- The ADU, although not part of the use permit proposal, is a smaller size than earlier proposals, and the pizza oven and sport court features have been removed from the plans; and
- Privacy hedges along both side property lines are proposed, in addition to more landscaping around the perimeter of the property.

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 transitional architectural style would be generally attractive and well-proportioned, and the courtyard and landscaping features in the front of the property would help reduce the perception of mass. The left-side lightwell would be located approximately 31.7 feet from the neighboring residence and would have limited visibility from the public right-of-way and neighboring properties due to its location near the center of the lot as well as proposed perimeter landscaping. 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. Recommended Actions
- B. Location Map
- C. Data Table
- D. Project Plans
- E. Project Description Letter
- F. Arborist Report
- G. Correspondence

Disclaimer

Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings, and exhibits are available for public viewing at the Community Development Department.

Exhibits to Be Provided at Meeting

None

Report prepared by:

Matt Pruter, Associate Planner

Report reviewed by:

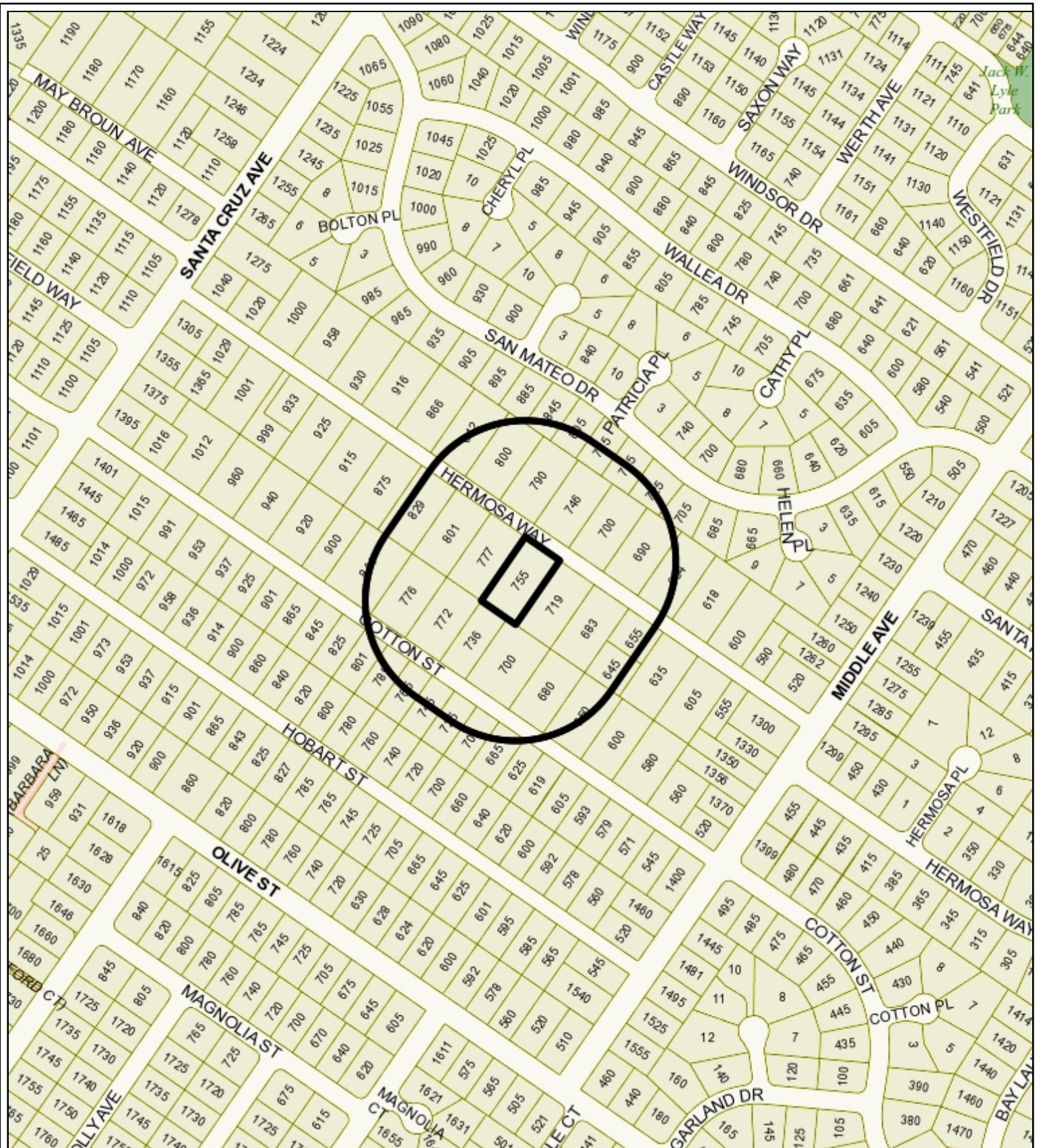
Corinna Sandmeier, Acting Principal Planner

755 Hermosa Way – Attachment A: Recommended Actions

LOCATION: 755 Hermosa Way	PROJECT NUMBER: PLN2020-00033	APPLICANT: Kirby Lee	OWNER: Gabriela and Peter Hebert
PROPOSAL: Request for a use permit to demolish an existing one-story, single-family residence and one detached accessory building, and construct a new two-story residence with a basement on a substandard lot with regard to minimum lot width in the R-E (Residential Estate) zoning district, at 755 Hermosa Way. The use permit request includes excavation within the left-side setback for a basement lightwell. The project also includes a detached Accessory Dwelling Unit (ADU), which is a permitted use.			
DECISION ENTITY: Planning Commission	DATE: January 10, 2022	ACTION: TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Harris, Kennedy, Riggs, Tate)			
ACTION:			
<ol style="list-style-type: none"> 1. Make a finding that 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. 2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City. 3. Approve the use permit subject to the following standard conditions: <ol style="list-style-type: none"> a. The applicant shall be required to apply for a building permit within one year from the date of approval (by January 10, 2023) for the use permit to remain in effect. b. Development of the project shall be substantially in conformance with the plans prepared by Kirby Architecture, consisting of 21 plan sheets, dated received January 3, 2022, and approved by the Planning Commission on January 10, 2022, 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. All applicable public right-of-way improvements, including frontage improvements and the dedication of easements and public right-of-way, shall be completed to the satisfaction of the Engineering Division prior to building permit final inspection. 			

755 Hermosa Way – Attachment A: Recommended Actions

LOCATION: 755 Hermosa Way	PROJECT NUMBER: PLN2020-00033	APPLICANT: Kirby Lee	OWNER: Gabriela and Peter Hebert
PROPOSAL: Request for a use permit to demolish an existing one-story, single-family residence and one detached accessory building, and construct a new two-story residence with a basement on a substandard lot with regard to minimum lot width in the R-E (Residential Estate) zoning district, at 755 Hermosa Way. The use permit request includes excavation within the left-side setback for a basement lightwell. The project also includes a detached Accessory Dwelling Unit (ADU), which is a permitted use.			
DECISION ENTITY: Planning Commission	DATE: January 10, 2022	ACTION: TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Harris, Kennedy, Riggs, Tate)			
<p>ACTION:</p> <ul style="list-style-type: none"> h. 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. i. Post-construction runoff into the storm drain shall not exceed pre-construction runoff levels. The applicant's design professional shall evaluate the Project's impact to the City's storm drainage system and shall substantiate their conclusions with drainage calculations to the satisfaction of the City Engineer prior to building permit issuance. j. Simultaneous with the submittal of a complete building permit application, the applicant shall provide documentation indicating the amount of irrigated landscaping. If the project proposes more than 500 square feet of irrigated landscaping, it is subject to the City's Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44). Submittal of a detailed landscape plan would be required concurrently with the submittal of a complete building permit application. k. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Colony Landscape and Maintenance, dated received September 1, 2021. l. If construction is not complete by the start of the wet season (October 1 through April 30), the Applicant shall implement a winterization program to minimize the potential for erosion and sedimentation. m. Prior to building permit issuance, the applicant shall pay all applicable City fees. Refer to City of Menlo Park Master Fee Schedule. <p>4. Approve the use permit subject to the following <i>project-specific</i> condition:</p> <ul style="list-style-type: none"> a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans showing a new parking strip and removal and reconstruction of the valley gutter along the entire property frontage, pursuant to the latest City Standards, to the satisfaction of the Public Works Department. The limits of frontage improvements shall be shown on the building permit site plan. 			



City of Menlo Park
 Location Map
 755 Hermosa Way



Scale: 1:4,000

Drawn By: MAP

Checked By: CDS

Date: 1/10/2022

Sheet: 1

755 Hermosa Way – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	21,794 sf	21,794 sf	20,000 sf min.
Lot width	108.4 ft.	108.4 ft.	110 ft. min.
Lot depth	201.1 ft.	201.1 ft.	130 ft. min.
Setbacks			
Front	24.0 ft.	46.3 ft.	20 ft. min.
Rear	92.8 ft.	96.1 ft.	20 ft. min.
Side (left)	20.0 ft.	9.1 ft.	Min. 10 ft. on any one side, with total side setback of 30 ft.
Side (right)	10.0 ft.	22.7 ft.	
Building coverage	4,554.0 sf*	3,529.0 sf	6,538.2 sf max.
	20.9 %	16.2 %	30 % max.
FAL (Floor Area Limit)	6,488.0 sf*	2,466.0 sf	6,498.5 sf max.
Square footage by floor	2,925.0 sf/basement**	1,835.0 sf/1st	
	3,162.0 sf/1st	500.0 sf/garage	
	2,740.0 sf/2nd	1,063.0 sf/porches	
	627.0 sf/ADU	131.0 sf/accessory buildings	
	489.0 sf/garage		
	826.0 sf/porches		
	13.0 sf/fireplaces		
	64.0 sf/acc. structures		
Square footage of buildings	10,846 sf	3,529.0 sf	
Building height	1 ft.	16.5 ft.	30 ft. max.
Parking	2 covered	2 covered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			

Trees				
	Heritage trees***	12	Non-Heritage trees	3
	New Trees			12
	Heritage trees proposed for removal****	3	Non-Heritage trees proposed for removal***	2
			Total Number of Trees	22

* Floor area and building coverage for the proposed project does not include the ADU, which is separately 627 square feet in size.

** Of the 2,925 square feet for the basement, a 97-square-foot area is proposed beyond the building footprint and is included in the calculation of FAL.

*** Of the 11 heritage trees, three heritage trees are located in neighboring properties. One of the three has been noted in the plan set but was not assessed in the arborist report.

**** Of the heritage and non-heritage trees proposed for removal, all five are located on site.



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755 HERMOSA RESIDENCE
755 HERMOSA WAY | MENLO PARK, CALIFORNIA

GENERAL NOTES

- 1. THE WORK INCLUDED UNDER THIS CONTRACT CONSIST OF ALL LABOR MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT LEAVING ALL WORK READY FOR USE.
2. ALL CONSTRUCTION SHALL CONFORM TO THE 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA GREEN BUILDING CODE, 2019 UNIFORM MECHANICAL, ELECTRICAL, AND PLUMBING CODES, TITLE 24, FIRE SAFE STANDARDS AND ANY OTHER LOCAL GOVERNING CODES AND ORDINANCES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
3. THE PLANS INDICATE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK. BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE. ALL DEMOLITION AND ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THE DRAWING IS INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR MENTIONED IN THE NOTES. ALL WORK IS NEW, U.G.O.
4. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF THE CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL THE TRADES AND SHALL PROVIDE ALL THE SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
6. THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH EXAMINATION.
7. WRITTEN DIMENSIONS TAKE PRECEDENCE, DO NOT SCALE DRAWINGS.
8. ALL DIMENSIONS TO AND FROM NEW CONSTRUCTION WHEN SHOWN IN PLAN ARE TO FACE OF STUD, FACE OF MASONRY, CENTERLINE, UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ON REFLECTED CEILING OR ELECTRICAL PLANS ARE FROM FACE OF FINISH OR CENTER LINE OF COLUMN TO CENTER LINE OF FIXTURE OR GROUP OF FIXTURES.
10. ALL VERTICAL DIMENSIONS ARE TO FACE OF FINISH, FINISH FLOOR, UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS NOTED "VERIFY" AND "V.F.": ARE TO BE CHECKED BY CONTRACTOR PRIOR TO CONSTRUCTION. IMMEDIATELY REPORT ANY VARIANCES TO THE ARCHITECT FOR RESOLUTION.
12. INTERIOR WALLS ARE 2X4 OR 2X6 WOOD STUDS @ 16" O.C. UNLESS OTHERWISE NOTED AND ALL EXTERIOR WALL ARE 2X6 WOOD STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL PROVIDE ALL SEISMIC BRACING AND HOLD-DOWN CLIPS AS REQUIRED BY CODE FOR ALL SUSPENDED CEILING AND SOFFIT FRAMING CONDITIONS.
14. COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO: IRRIGATION PIPIES, ELECTRICAL CONDUIT, WATER LINES, GAS LINES, DRAINAGE LINES, ETC.
15. PROVIDE ADEQUATE TEMPORARY SUPPORT AS NECESSARY TO ASSURE THE STRUCTURAL VALUE OR INTEGRITY OF THE BUILDING.
16. PROTECT ALL EXISTING BUILDING AND SITE CONDITIONS TO REMAIN INCLUDING WALLS, CABINETS, FINISHES, TREES AND SHRUBS, PAVING, ETC.
17. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
18. VERIFY ALL ARCHITECTURAL DETAILS WITH STRUCTURAL, AND DESIGN/BUILD DRAWINGS BEFORE ORDERING OR INSTALLATION OF ANY WORK.
19. WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED, THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON THE DRAWINGS.
20. ALL REQUIRED EXITS SHALL BE OPERABLE FROM INSIDE, WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE.
21. ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
22. INSTALL ALL FIXTURES, EQUIPMENT AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS.
23. VERIFY CLEARANCES FOR FLIES, VENTS, CHASES, SOFFITS, FIXTURES, ETC. BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEMS OF WORK.
24. SEALANT, CAULKING AND FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
25. ALL ROOF DECK PENETRATIONS AND EXTERIOR WALL OPENINGS SHALL BE GUARANTEED BY THE CONTRACTOR TO BE WATER TIGHT FOR A MINIMUM PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION OF ALL WORK UNDER THIS CONTRACT.
26. THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A REGULAR BASIS, AND SHALL EXERCISE A STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRECT DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE JOB SITE.
27. CONTRACTOR SHALL LEAVE PREMISES AND ALL AFFECTED AREAS CLEAN AND ORDERLY, READY FOR OCCUPANCY. THIS INCLUDES CLEANING OF ALL GLASS (INSIDE AND OUTSIDE) AND FRAMES, BOTH NEW AND EXISTING.
28. INSTALL SMOKE DETECTORS IN ACCORDANCE WITH THE SPECIFICATIONS AND IN CONFORMANCE WITH LOCAL FIRE MARSHAL REQUIREMENTS.
29. ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHER STRIPPED PER TITLE 24 REQUIREMENTS, UNLESS OTHERWISE NOTED IN DOOR DETAILS.
30. GLASS SUBJECT TO HUMAN IMPACT SHALL BE OF SAFETY GLAZING MATERIAL TO MEET STATE AND FEDERAL REQUIREMENTS.
31. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
32. PROVIDE SHOP DRAWINGS FOR ALL MILLWORK, METAL WORK AND CUSTOM ITEMS.
33. CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH REQUIREMENTS OF SOIL REPORT AS PREPARED BY GEOTECHNICAL ENGINEER.
34. CONTRACTOR IS RESPONSIBLE TO PROVIDE PAINT AND STAIN SAMPLES ON SITE PER SPECIFICATIONS TO ARCHITECT FOR WRITTEN APPROVAL PRIOR TO ANY WORK COMPLETED.
35. ALL HARDWARE SELECTED FOR THE PROJECT WILL BE REVIEWED WITH THE ARCHITECT AND THE CONTRACTOR WILL PROVIDE SAMPLES UNLESS OTHERWISE NOTED.
36. WATERPROOFING SHOWN IS FOR DESIGN INTENT PURPOSES ONLY AND NOT SUITABLE FOR CONSTRUCTION. ALL WATERPROOFING TO BE VERIFIED AND SPECIFIED BY WATERPROOFING DESIGN-BUILD CONTRACTOR OR CONSULTANT.
37. MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL NEW EQUIPMENT AND APPLIANCES SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION. CRC R106.1.2
38. CONTRACTOR IS REQUIRED TO PROVIDE VERIFICATION DOCUMENTATION THROUGHOUT THE CONSTRUCTION PROCESS AS REQUIRED BY THE INSPECTOR TO CLEARLY DEMONSTRATE COMPLIANCE WITH ALL CALGREEN MEASURES.

VICINITY MAP



APPLICABLE CODES

2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
MENLO PARK MUNICIPAL CODE
MENLO PARK GENERAL PLAN
MENLO PARK REACH CODES

PROJECT INFORMATION

Table with columns for APN (071-241-030), BUILDING HEIGHT (MAX. ALLOWABLE: 30'-0"), NO. OF STORIES (TWO (2) STORY + BASEMENT), CONSTRUCTION TYPE (TYPE V-B), ZONING (RE), OCCUPANCY (R-3), PROJECT DESCRIPTION (NEW, TWO (2) STORY, WOOD-FRAMED SINGLE-FAMILY RESIDENCE WITH ATTACHED GARAGE AND BASEMENT, NEW, DETACHED ONE (1) STORY ACCESSORY DWELLING UNIT, AND POOL), FLOOR AREA CALCULATIONS (BASEMENT: 2,925 SQ. FT., FIRST FLOOR: 3,162 SQ. FT., SECOND FLOOR: 2,740 SQ. FT., GARAGE: 489 SQ. FT., ADU: 627 SQ. FT.), TOTAL FLOOR AREA (9,943 SQ. FT.), TOTAL BUILDING COVERAGE (5,217 SQ. FT.)

PROJECT DIRECTORY

Table listing project roles and names: OWNER (PETER & GABRIELA HEBERT), ARCHITECT (KIRBY ARCHITECTURE), SURVEYOR (LEA & BRAZE ENGINEERING), GEOTECHNICAL ENGINEER (ROMIG ENGINEERS, INC.), ARBORIST (COLONY LANDSCAPE), and CONTRACTOR (ROBERT WISZOWATY).

DRAWING INDEX

Table listing drawing sheets: GENERAL A0.0 TITLE SHEET, EXISTING ARCHITECTURAL AX101 EXISTING FLOOR PLAN, AX201 EXISTING EXTERIOR ELEVATIONS, AX202 EXISTING EXTERIOR ELEVATIONS, ARCHITECTURAL A1.0 AREA PLAN & STREETScape, A1.1 SITE PLAN, A1.1A DEMO PLAN, A2.0 BASEMENT PLAN, A2.1 FIRST FLOOR PLAN, A2.2 SECOND FLOOR PLAN, A2.3 ROOF PLAN, A2.4 AREA CALCS, A2.5 AREA CALCS, A3.0 BUILDING ELEVATIONS, A3.1 BUILDING ELEVATIONS, A3.2 BUILDING SECTIONS, A3.3 BUILDING SECTIONS, A3.4 BUILDING SECTIONS, AU2.1 ACCESSORY FLOOR & ROOF PLANS, AU3.0 ACCESSORY SECTIONS & ELEVATIONS, SURVEY SU1 TOPOGRAPHIC SURVEY.

SYMBOLS

Table mapping symbols to descriptions: Interior Elevation Number (A1.1), Section / Elevation Number (A3.1), Detail Number (A2.1), Enlarged Detail Number (A2.2), Room Name (999), Room Number (999), Floor Elevation or Dimension Point (CLGH:0'), Ceiling Height (00), Plumbing Fixture Type (00), Window Symbol (00), Door Symbol (00), Grid Line (A), Floor Finish (00), Floor Detail (00), Wall Type (00), Key Note (00), Revision (cloud symbol).

ABBREVIATIONS

Comprehensive table of abbreviations for construction and materials, including terms like GYP, GYPSUM; PLS, PLASTER; S.S.D, SEE STRUCTURAL DRAWINGS; and many others.

PROJECT NO. 7102
755 HERMOSA RESIDENCE
755 HERMOSA WAY | MENLO PARK, CA 94025 | APN 071-241-030

Table with columns for PLOT DATE (1/3/2022), DATE, and REVISION (10/23/2020, 5/9/2021, 8/30/2021, 10/12/2021, 12/10/2021, 12/28/2021, 1/3/2022), USE PERMIT.

NOT FOR CONSTRUCTION

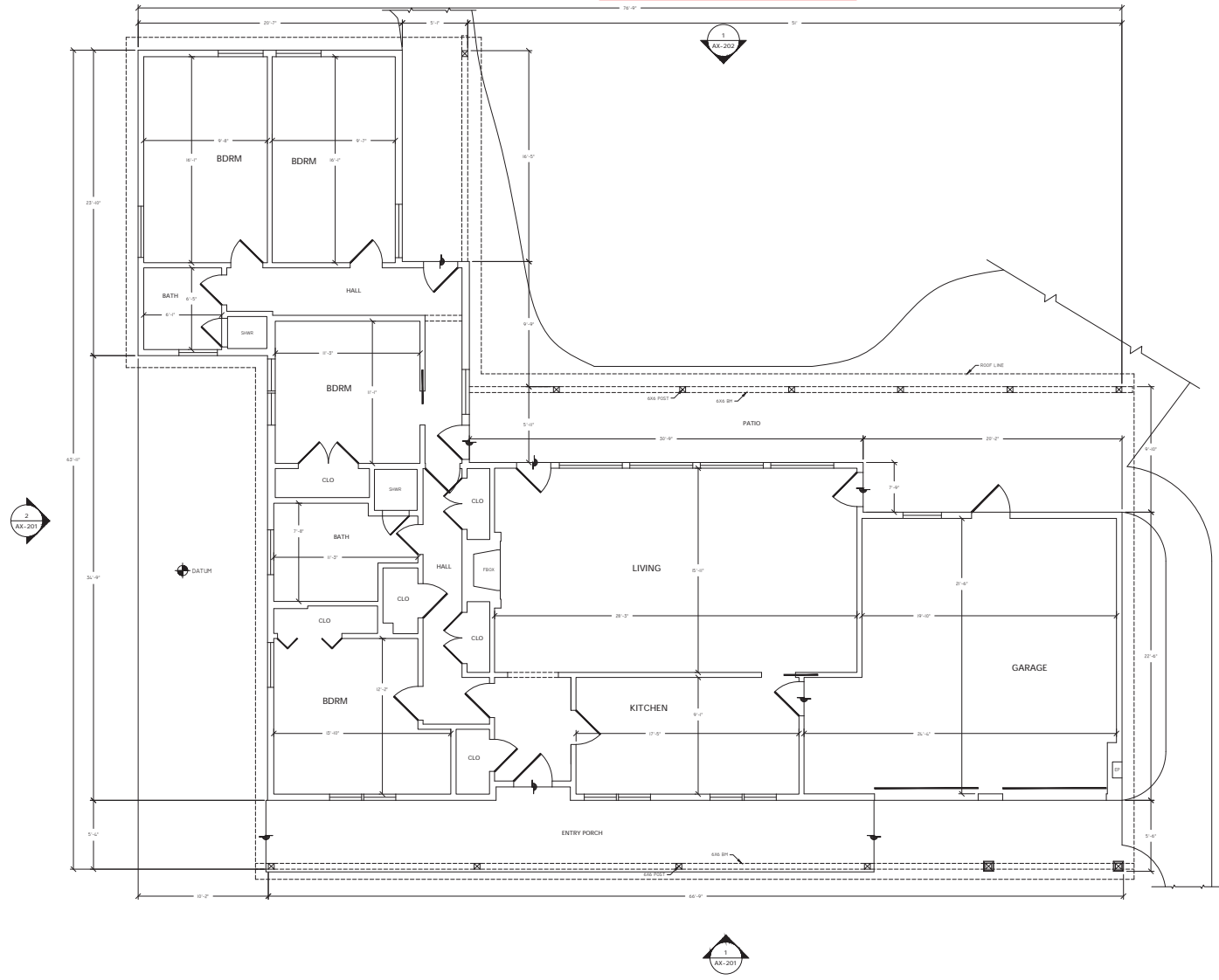
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TITLE SHEET

SCALE AS NOTED

A0.0

FOR DEMOLITION

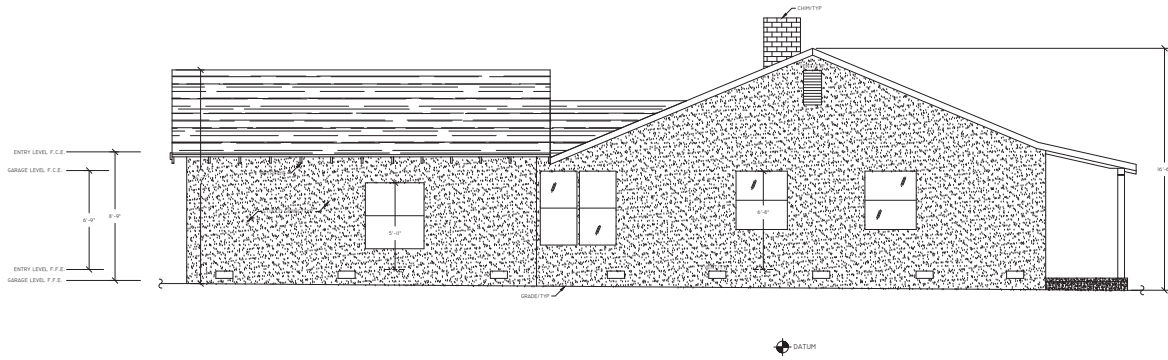


1 EXISTING ENTRY LEVEL FLOOR PLAN
 2,335 SQFT GROSS MEASURED AREA
 1,194 SQFT MEASURED EXTERIOR SURFACES

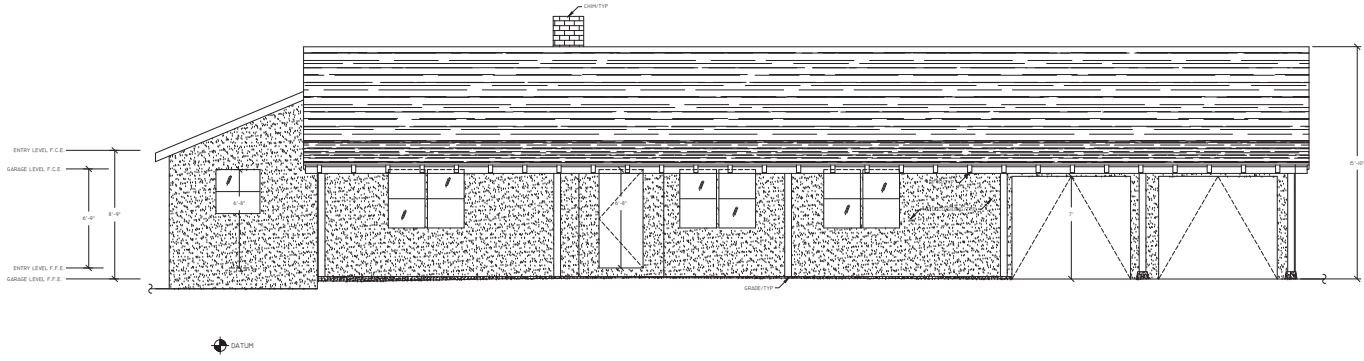
NOTE C:
 DUE TO DEVIATIONS IN WALL ANGLES AND SURFACES, SOME WALL LENGTHS ARE REPRESENTED AS TYPICAL.

755 HERMOSA WAY MENLO PARK, CA 94025	
THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE, AND OTHER BUSINESS TRANSACTIONS. IT IS NOT TO BE USED TO DETERMINE EXACT MEASUREMENTS OR SIZES OF ARTIFACTS FOUND HEREIN FOR ANY PURPOSE.	FOR THE RECORD SINCE 1990 1-800-318-0099 ASBUILTSERVICES.COM
EXISTING FLOOR PLAN	
REF: 755H_MenloPark_SF0 REV: 0 DRAWN BY: DS AUDITED BY: JK	SHEET SIZE: 24x36 SCALE: 1/4" = 1'-0" FIELD MEASURE: 10/14/2020-10/19/2020
AX-101 1 OF 3	

FOR DEMOLITION



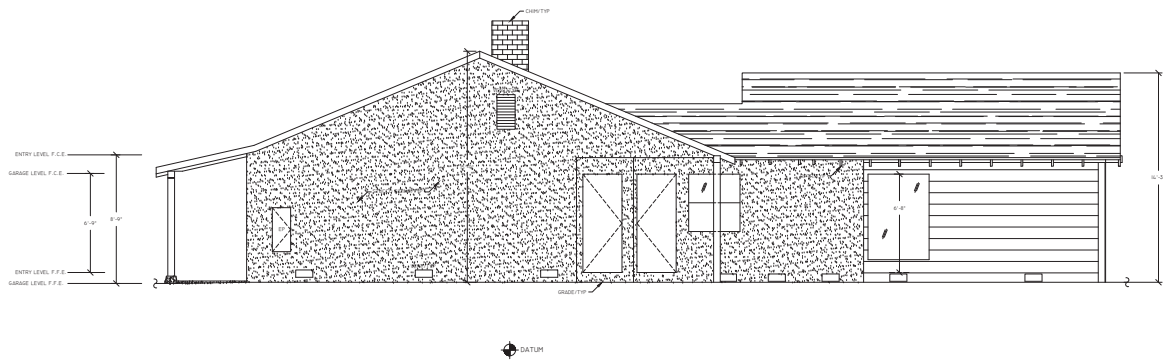
② EXISTING SOUTHEAST ELEVATION



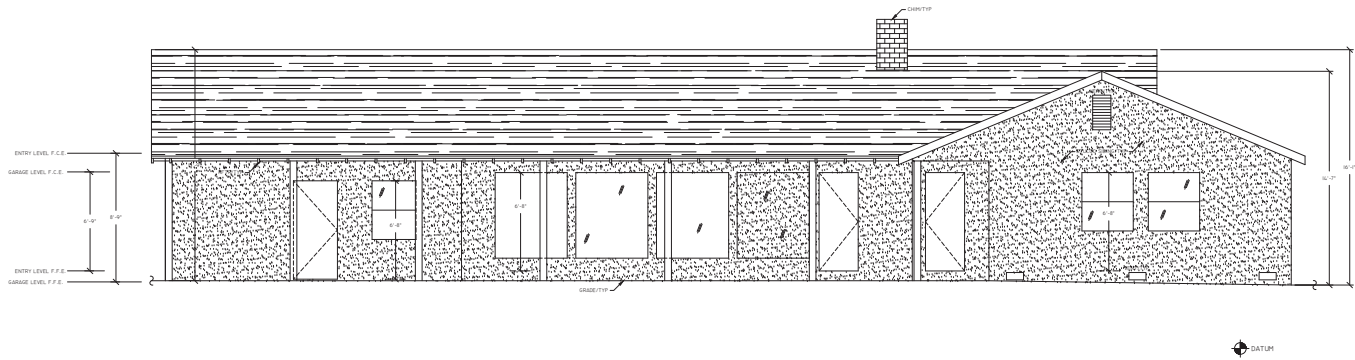
① EXISTING NORTHEAST ELEVATION

755 HERMOSA WAY MENLO PARK, CA 94025	
THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE, AND CONSTRUCTION. ASBUILT SERVICES, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS OR FOR ANY CONSEQUENCES OF ANY ACTIONS OR INACTION TAKEN BY ANY PARTY.	ASBUILT SERVICES FOR THE RECORD SINCE 1990 1-800-318-0099 ASBUILTSERVICES.COM
EXISTING EXTERIOR ELEVATIONS	
REF: 755d_MenloPark_SFD REV. 0: DRAWN BY: DS AUDITED BY: JK	SHEET SIZE: 24x36 SCALE: 1/4"=1'-0" FIELD MEASURE: 10/14/2020-10/19/2020
AX-201	
2 OF 3	

FOR DEMOLITION

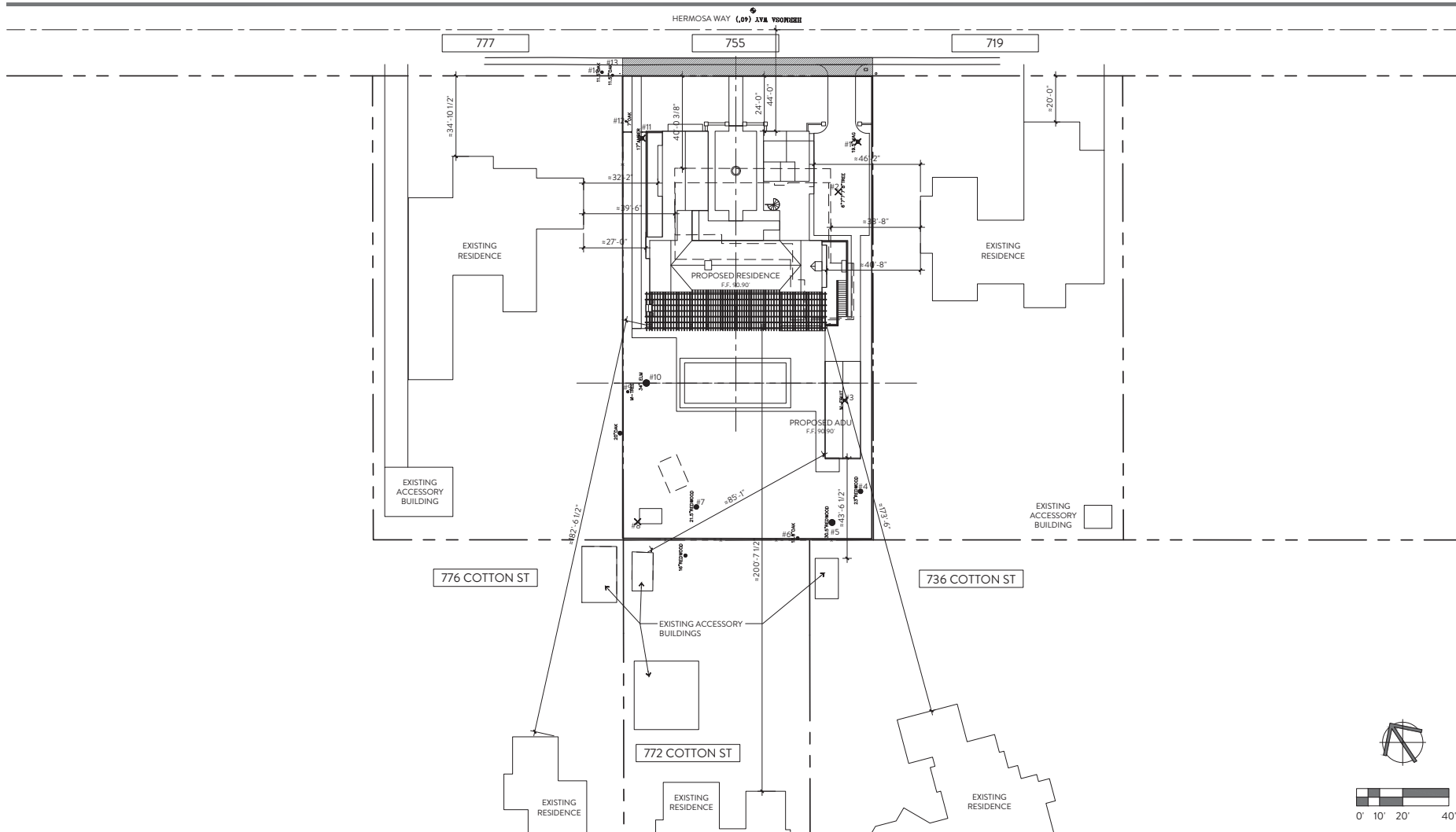


2 EXISTING NORTHWEST ELEVATION



1 EXISTING SOUTHWEST ELEVATION

755 HERMOSA WAY MENLO PARK, CA 94025	
<small>THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE AVAILABLE FOR USE IN PLANNING, DESIGN, LEASE, AND CONSTRUCTION. ASBUILT SERVICES, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS OR FOR ANY CONSEQUENCES OF ANY ACTIONS OR INACTION TAKEN BY ANY PARTY.</small>	 <p>ASBUILT SERVICES FOR THE RECORD SINCE 1990 1-800-318-0099 ASBUILTSERVICES.COM</p>
EXISTING EXTERIOR ELEVATIONS	
<small>REF: 755d_MenloPark_SFD REV: 0 DRAWN BY: DS AUDITED BY: JK</small>	<small>SHEET SIZE: 24x36 SCALE: 1/4"=1'-0" FIELD MEASURE 10/14/2020-10/19/2020</small>
AX-202 <small>3 OF 3</small>	



1. AREA PLAN
SCALE: 1" = 20'-0"



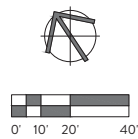
2. STREETSCAPE
SCALE: 1/16" = 1'-0"



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PROJECT NO. 2102
755 HERMOSA RESIDENCE
755 HERMOSA WAY | MENLO PARK, CA 94025 | APN 071-241-030

DATE	REVISION
10/23/2020	USE PERMIT
5/20/2021	USE PERMIT
8/30/2021	USE PERMIT
10/12/2021	USE PERMIT
12/10/2021	USE PERMIT
1/3/2022	USE PERMIT



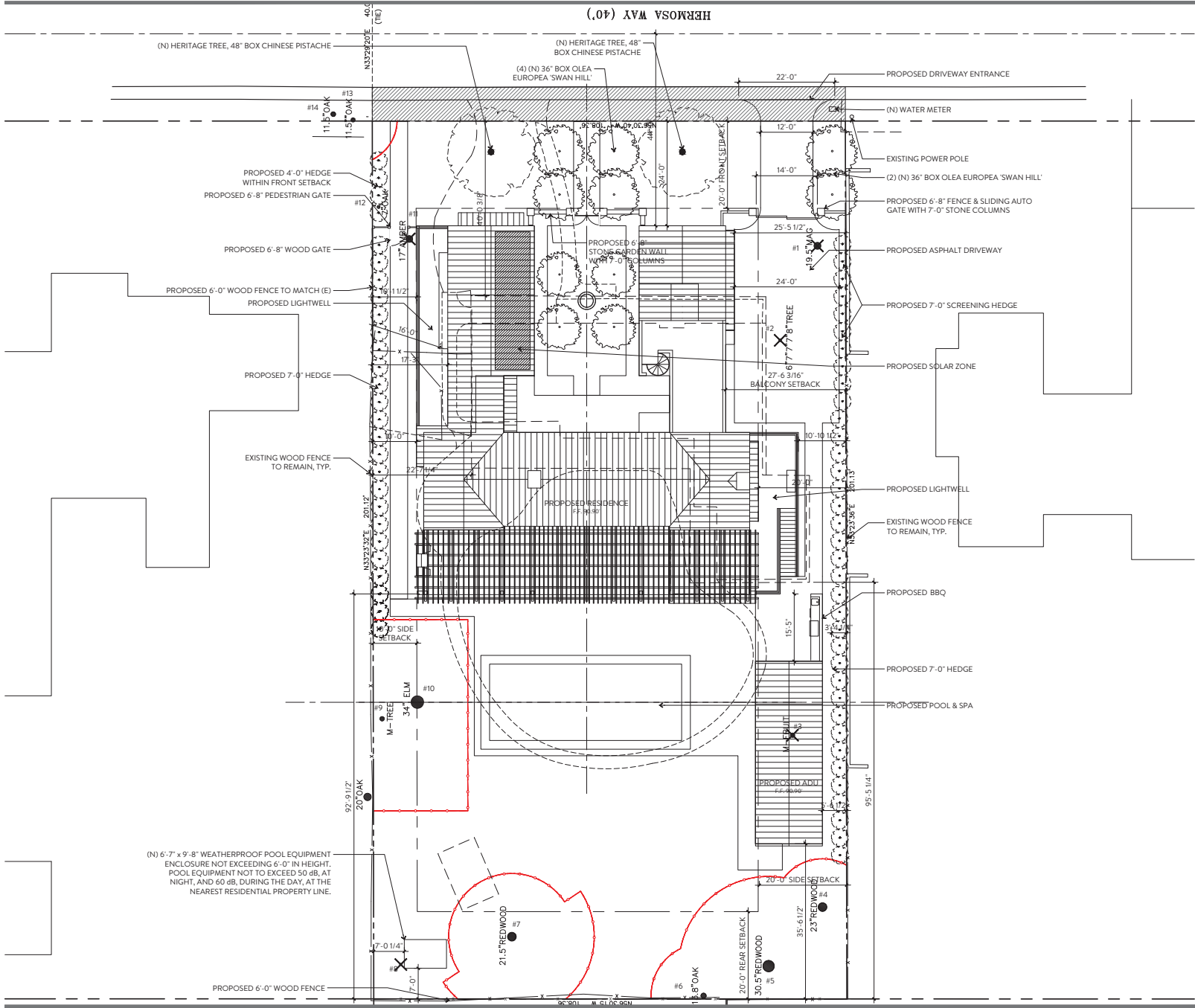
NOT FOR CONSTRUCTION

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AREA PLAN & STREETSCAPE

SCALE AS NOTED

A1.0



SITE ANALYSIS

ZONING:	RE
LOT AREA:	21,794 SF
ALLOWABLE FLOOR AREA: 2800 + (25% x (21794-7000)) NO ATTIC SPACE OVER 5'-0"	6,498.5 SF
MAIN HOUSE	3,651 SF
PROPOSED FIRST FLOOR AREA:	2,740 SF
PROPOSED SECOND FLOOR AREA:	2,740 SF
TOTAL PROPOSED MH FLOOR AREA:	6,391 SF
ADU	627 SF
LAND COVERED BY STRUCTURES:	32%
LANDSCAPING:	50%
PAVED SURFACES:	18%
PARKING SPACES:	2 COVERED
ALL GRADES TO REMAIN NATURAL	

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PROJECT NO. 2102

755 HERMOSA RESIDENCE

755-HERMOSA WAY | MENLO PARK, CA 94025 | APN 071-241-030

DATE	REVISION
10/23/2020	USE PERMIT
5/20/2021	USE PERMIT
8/30/2021	USE PERMIT
10/12/2021	USE PERMIT
12/10/2021	USE PERMIT
12/28/2021	USE PERMIT
1/3/2022	USE PERMIT

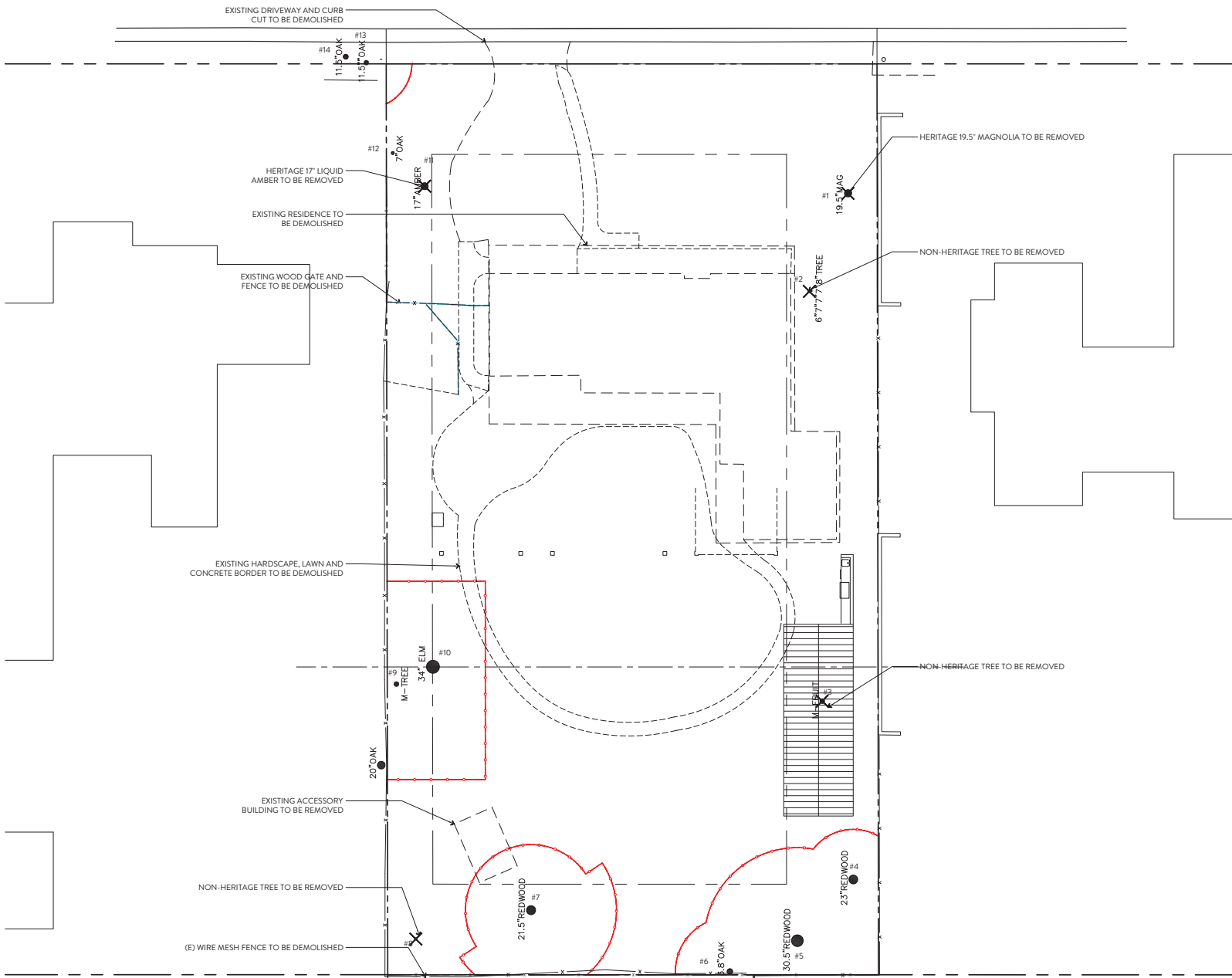
NOT FOR CONSTRUCTION

SITE PLAN

LEGEND

- TREE PROTECTION FENCING
- ▨ LIMITS OF FRONTAGE IMPROVEMENTS TO MEET LATEST CITY STANDARDS

*APPLICANT SHALL FURNISH A NEW PARKING STRIP, REMOVE AND RECONSTRUCT THE VALLEY GUTTER, PURSUANT TO THE LATEST CITY STANDARDS, TO THE SATISFACTION OF THE PUBLIC WORKS DEPARTMENT ALONG THE ENTIRE PROPERTY FRONTAGE. THE LIMITS OF THE FRONTAGE IMPROVEMENTS ARE SHOWN ON THE SITE PLAN.



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PROJECT NO. 2102
755 HERMOSA RESIDENCE
 755-HERMOSA WAY | MENLO PARK, CA 94025 | APN 071-241-030

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5/2/2021	USE PERMIT
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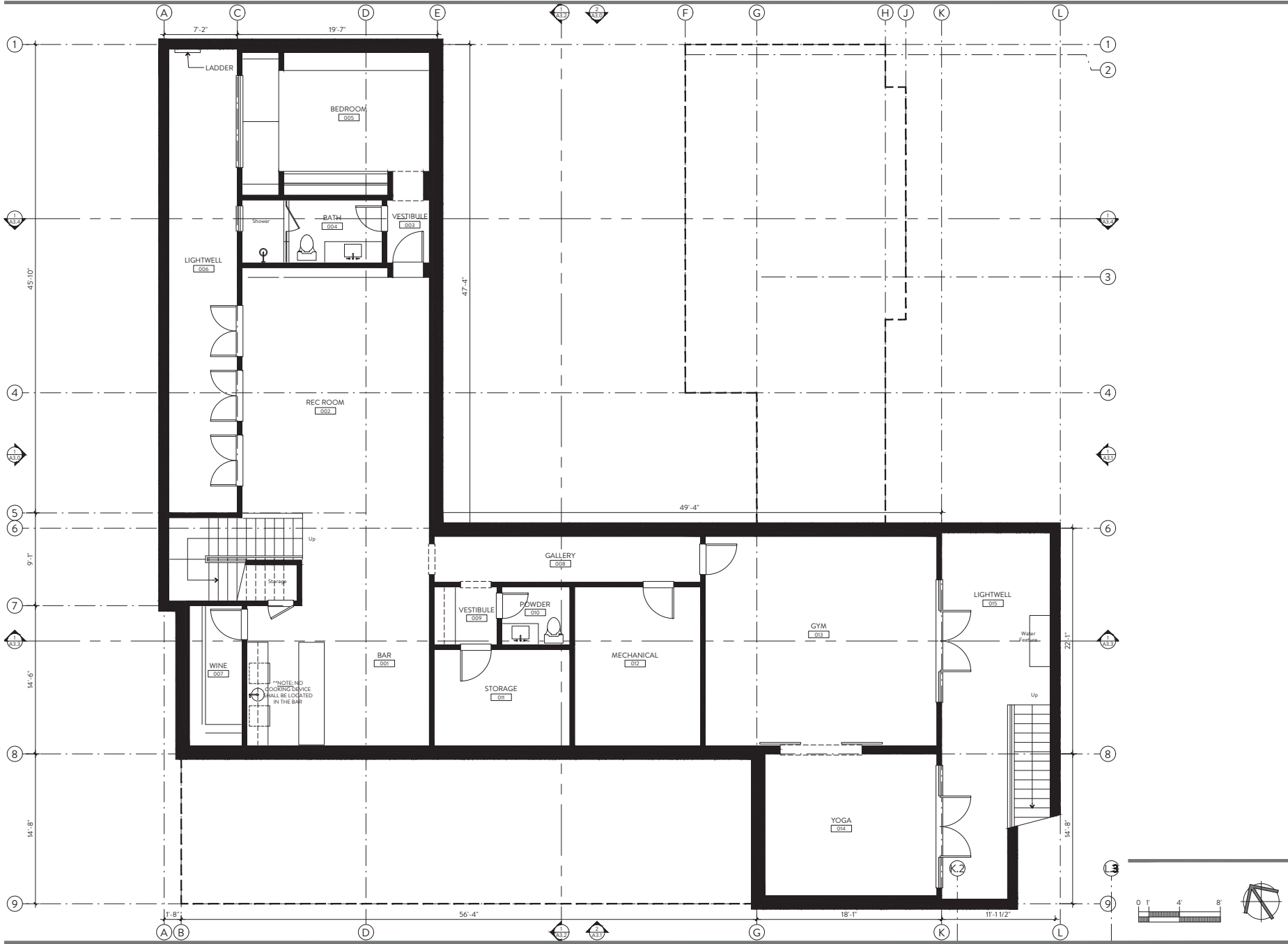
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DEMO PLAN

SCALE 1" = 10'-0"

A1.1A

LEGEND

- TREE PROTECTION FENCING
- - - (E) FENCE TO BE DEMOLISHED



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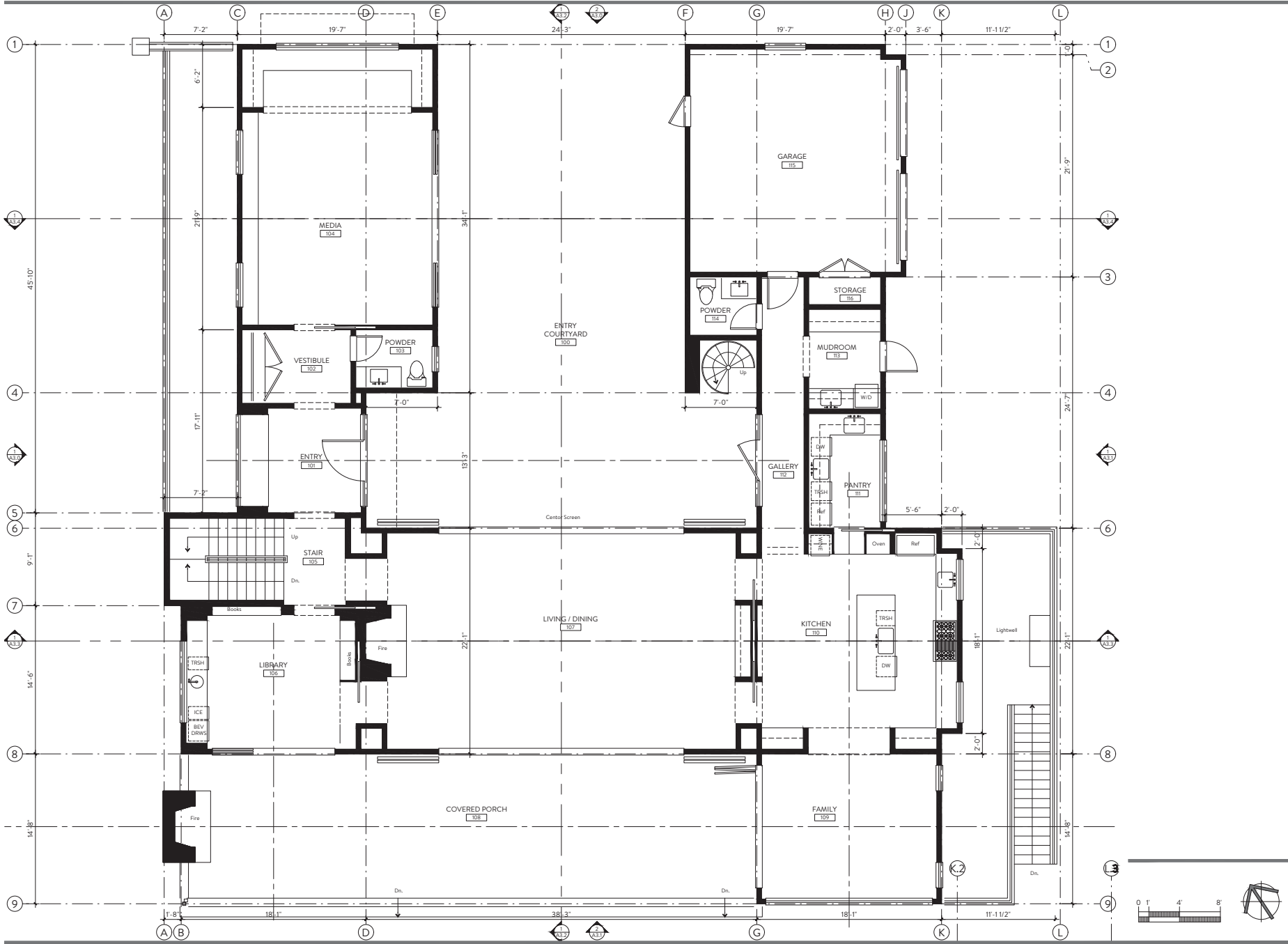
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BASEMENT PLAN

SCALE 1/4" = 1'-0"

A2.0



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FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

A2.1



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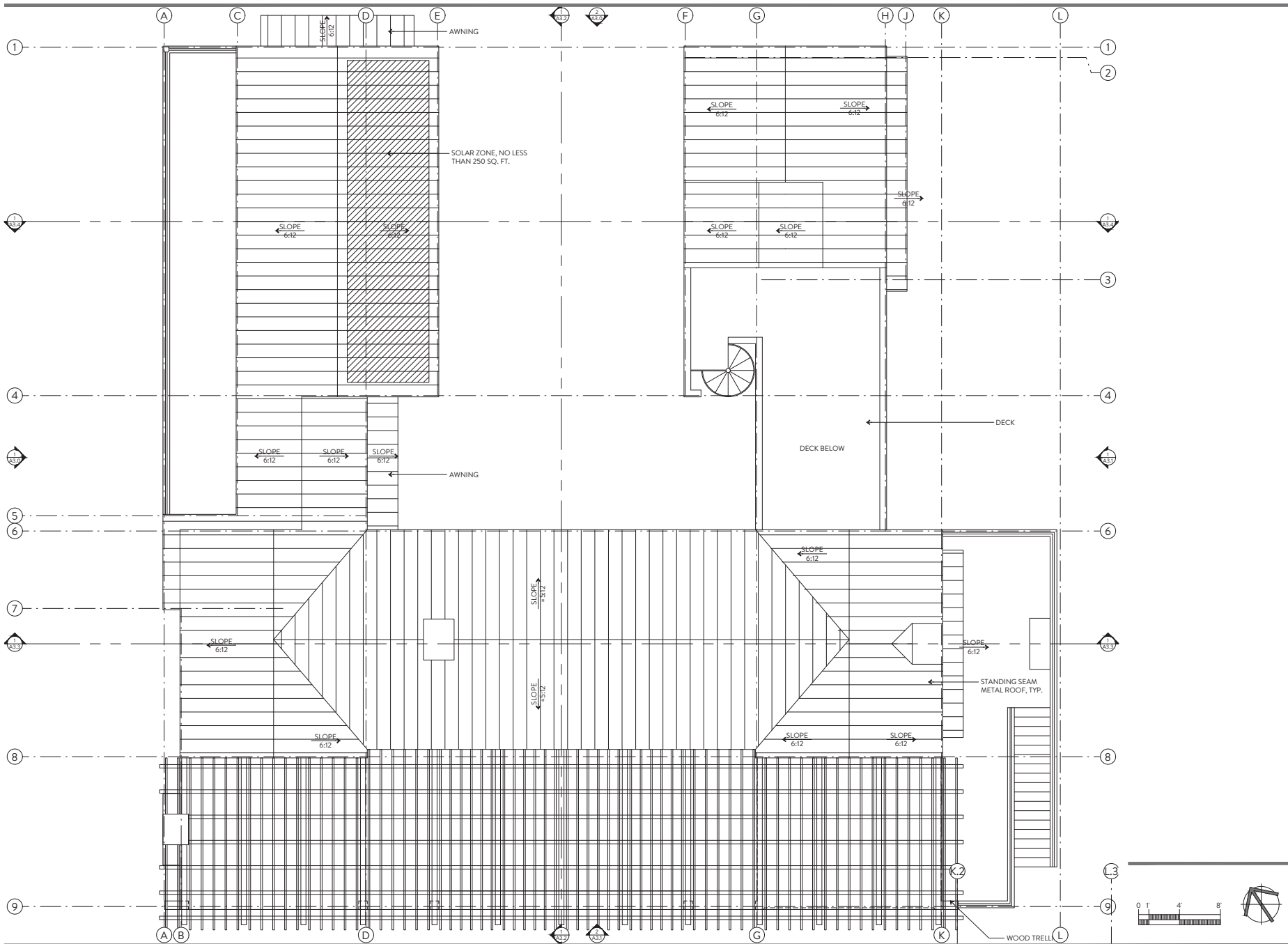
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12/10/2021	USE PERMIT
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SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

A2.2



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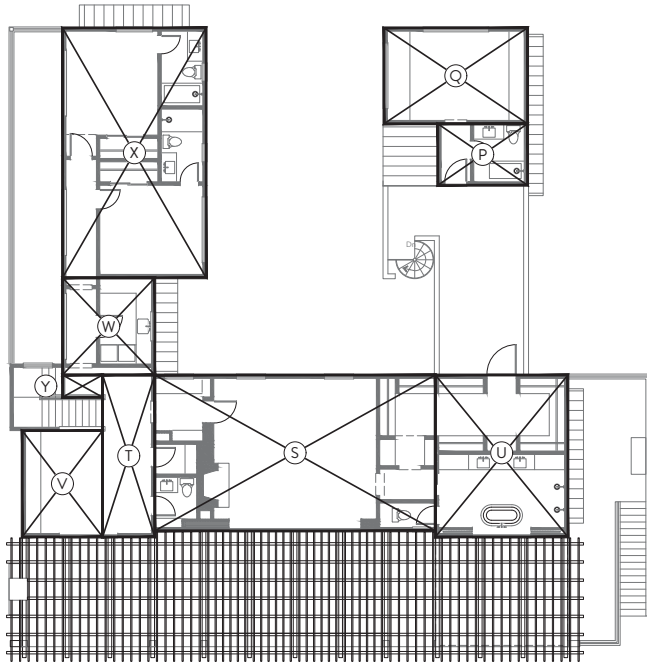
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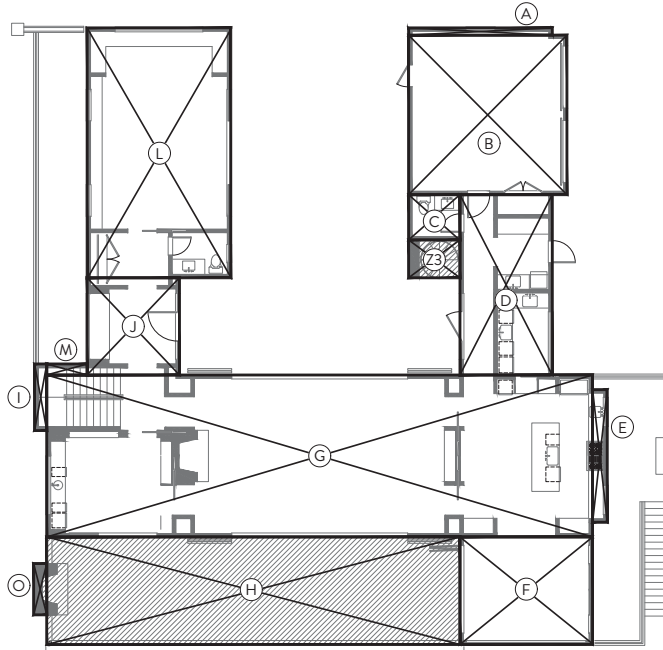
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 ROOF PLAN

SCALE 1/4" = 1'-0"

A2.3



2. SECOND FLOOR FLOOR AREA DIAGRAM
SCALE: 1/8" = 1'-0"



1. FIRST FLOOR FLOOR AREA DIAGRAM
SCALE: 1/8" = 1'-0"

FLOOR AREA LIMIT CALC

AREA	DIMENSION	SQ. FT.
A (GARAGE)	1'-0" X 19'-7"	20
B (GARAGE)	21'-7" X 21'-9"	469
C	6'-2" X 7'-0"	43
D	12'-7" X 24'-7"	309
E	2'-0" X 18'-1"	36
F	18'-1" X 14'-8"	265
G	74'-5" X 22'-1"	1,643
I	1'-8" X 9'-1"	15
J	12'-7" X 13'-3"	167
L	19'-9" X 34'-3"	676
M	5'-6" X 1'-6"	8
P	12'-3" X 8'-5"	103
Q	13'-1" X 19'-7"	256
S	38'-3" X 21'-3"	813
T	7'-2" X 22'-1"	158
U	18'-1" X 22'-1"	399
V	11'-0" X 14'-6"	160
W	12'-7" X 13'-3"	167
X	19'-7" X 34'-1"	667
Y	5'-6" X 3'-0"	17
Z	7'-4" X 13'-3"	97
TOTAL FAL		6,488 SQ. FT.
MAXIMUM FAL		6,498.5 SQ. FT.
		= (2,800 + (25% x (21,794 - 7,000)))
N (ADU)	15'-1" X 41'-7"	627

BUILDING COVERAGE CALC

AREA	DIMENSION	SQ. FT.
A	1'-0" X 19'-7"	20
B (GARAGE)	21'-7" X 21'-9"	469
C	6'-2" X 7'-0"	43
D	12'-7" X 24'-7"	309
E	2'-0" X 18'-1"	36
F	18'-1" X 14'-8"	265
G	74'-5" X 22'-1"	1,643
H	56'-4" X 14'-8"	826
I	1'-8" X 9'-1"	15
J	12'-7" X 13'-3"	167
L	19'-9" X 34'-3"	676
M	5'-6" X 1'-6"	8
N (ADU)	15'-1" X 41'-7"	627
O	1'-9 1/2" X 7'-0"	13
Z1	9'-8" X 6'-7"	64
Z3	7'-0" X 5'-2"	36
TOTAL BUILDING COVERAGE		5,217 SQ. FT.
MAXIMUM BUILDING COVERAGE		7,338 SQ. FT.
		= (21,794 X 30%) = 800 ADU

TOTAL BUILDING COVERAGE 5,217 SQ. FT.
MAXIMUM BUILDING COVERAGE 7,338 SQ. FT.
= (21,794 X 30%) = 800 ADU

LEGEND

 BUILDING COVERAGE ONLY



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DRAWN BY

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AREA CALC

SCALE 1/8" = 1'-0"

A2.4



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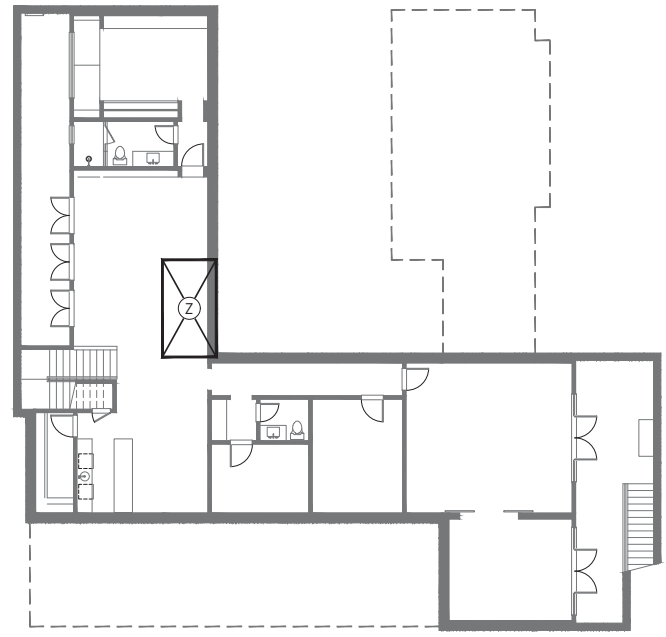
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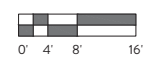
AREA CALCS

SCALE 1/8" = 1'-0"

A2.5



LEGEND	
	BUILDING COVERAGE ONLY



1. BASEMENT FLOOR AREA DIAGRAM
SCALE: 1/8" = 1'-0"



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BUILDING ELEVATIONS

SCALE 1/4" = 1'-0"

A3.0



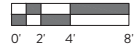
2. NORTHEAST / FRONT ELEVATION B

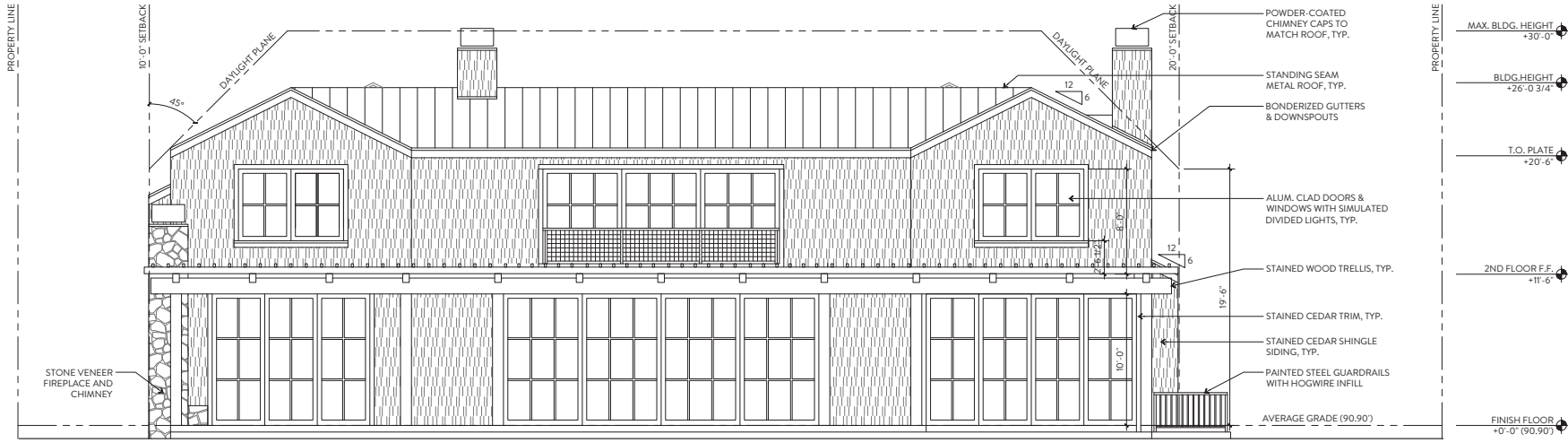
SCALE: 1/4" = 1'-0"



1. NORTHWEST / SIDE ELEVATION B

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





2. SOUTHWEST / REAR ELEVATION
SCALE: 1/4" = 1'-0"



1. SOUTHEAST / SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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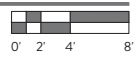
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BUILDING ELEVATIONS

SCALE 1/4" = 1'-0"

A3.1





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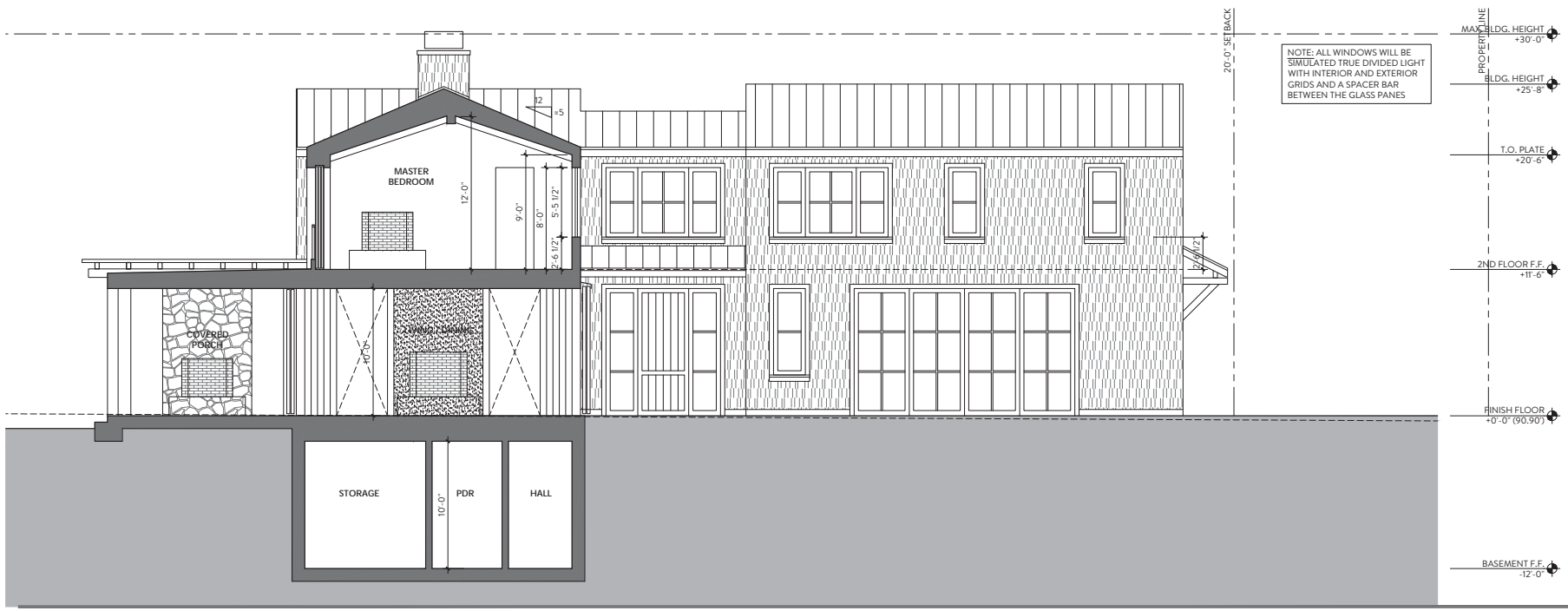
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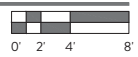
BUILDING SECTIONS

SCALE 1/4" = 1'-0"

A3.2



1. BUILDING SECTION
SCALE: 1/4" = 1'-0"





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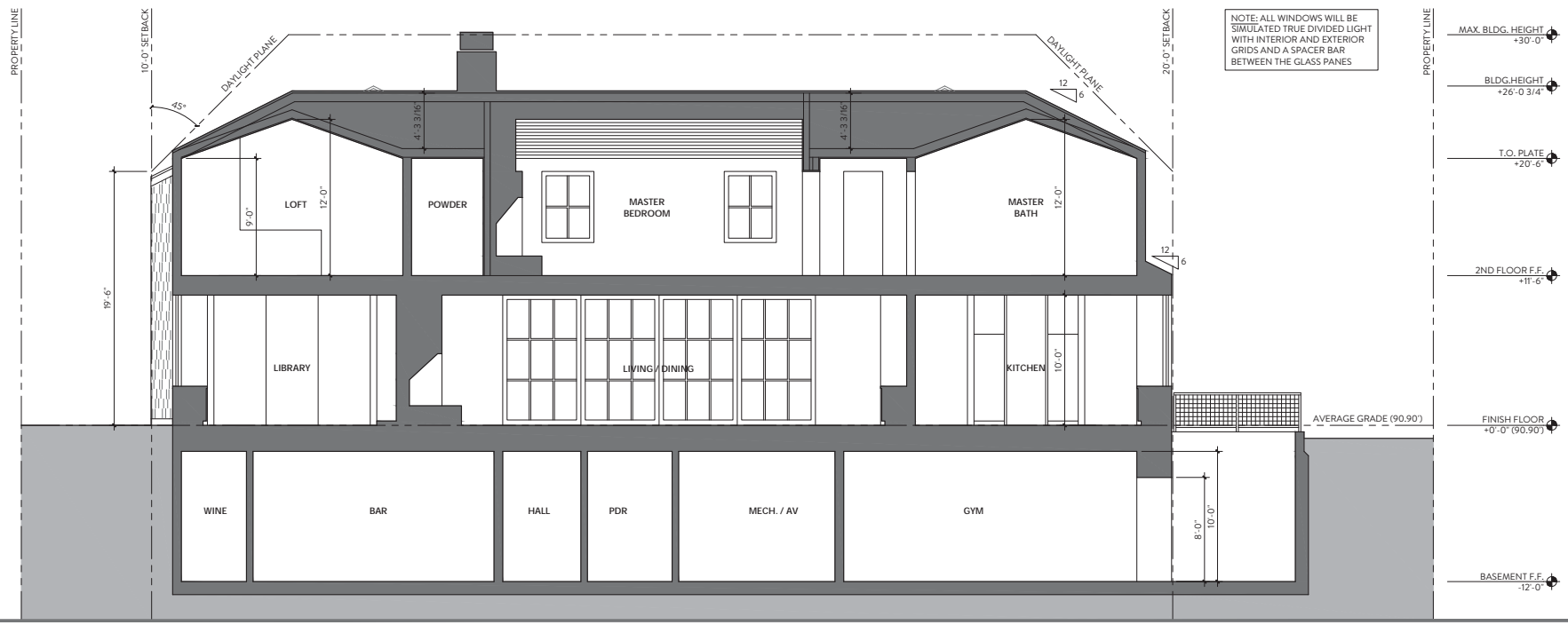
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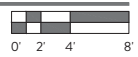
BUILDING SECTIONS

SCALE 1/4" = 1'-0"

A3.3



1. BUILDING SECTION
 SCALE: 1/4" = 1'-0"





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BUILDING SECTIONS

SCALE 1/4" = 1'-0"

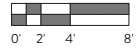
A3.4



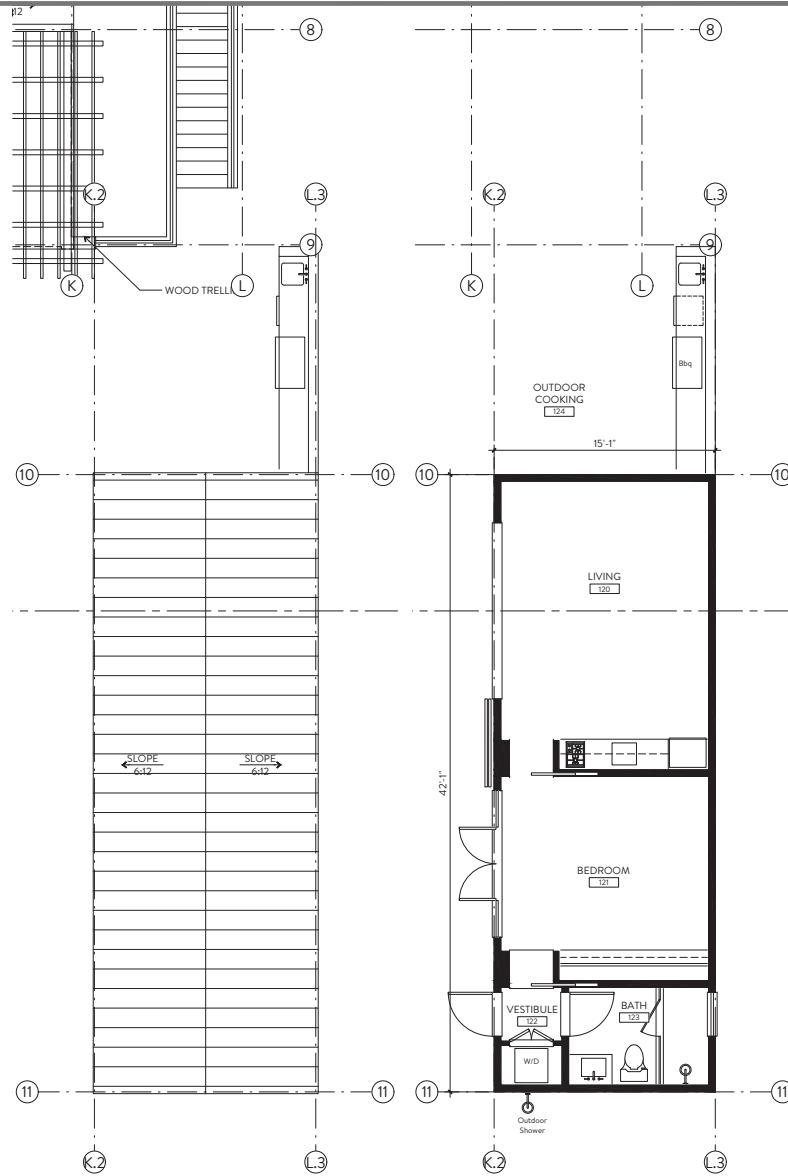
NOTE: ALL WINDOWS WILL BE SIMULATED TRUE DIVIDED LIGHT WITH INTERIOR AND EXTERIOR GRIDS AND A SPACER BAR BETWEEN THE GLASS PANES

- PROPERTY LINE
- MAX. BLDG. HEIGHT +30'-0"
- BLDG. HEIGHT +26'-0 3/4"
- T.O. PLATE +20'-6"
- 2ND FLOOR F.F. +11'-6"
- FINISH FLOOR +0'-0" (90.90')
- BASEMENT F.F. -12'-0"

AVERAGE GRADE (90.90')

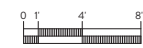


1. BUILDING SECTION
 SCALE: 1/4" = 1'-0"



2. ROOF PLAN
SCALE: 1/4" = 1'-0"

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



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ADU FLOORPLANS

SCALE 1/4" = 1'-0"

AU2.1

NOTE: ALL WINDOWS WILL BE SIMULATED TRUE DIVIDED LIGHT WITH INTERIOR AND EXTERIOR GRIDS AND A SPACER BAR BETWEEN THE GLASS PANE



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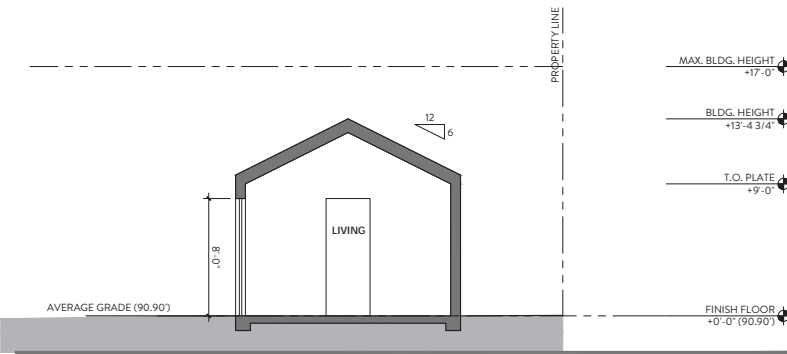
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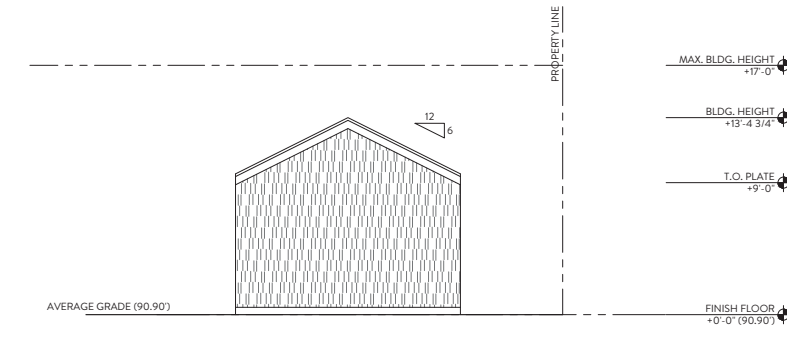
BUILDING SECTIONS

SCALE 1/4" = 1'-0"

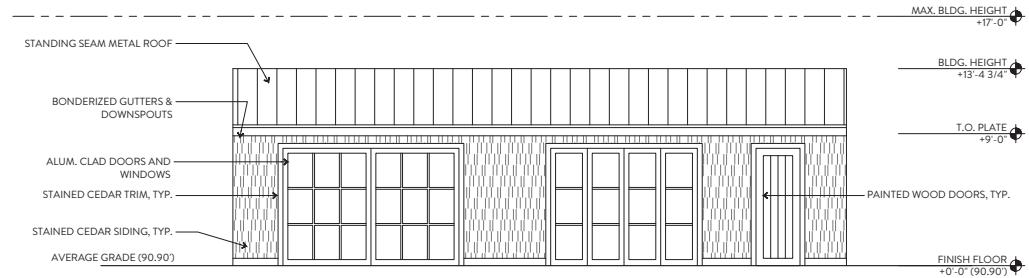
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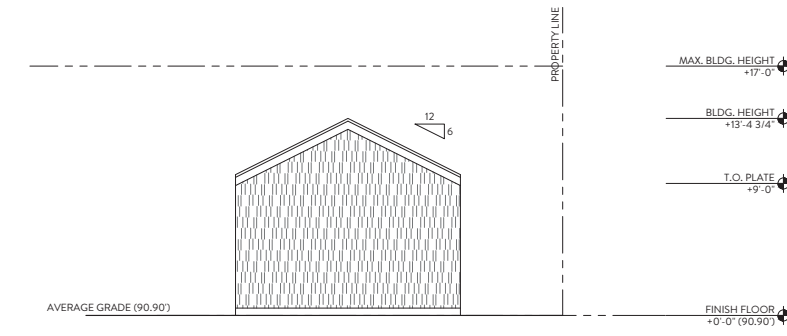
5. BUILDING SECTION
 SCALE: 1/4" = 1'-0"



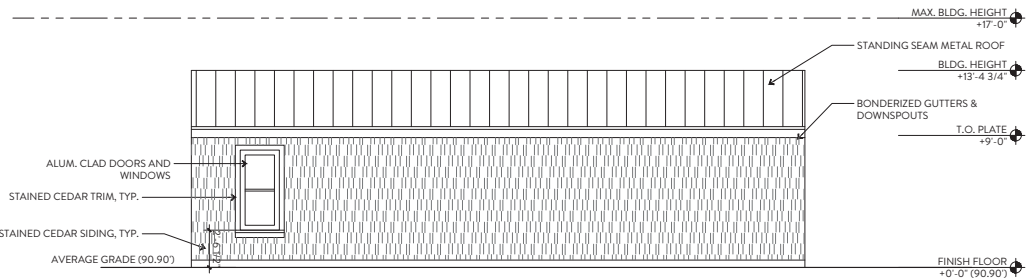
4. NORTHEAST / FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



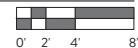
2. NORTHWEST / SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

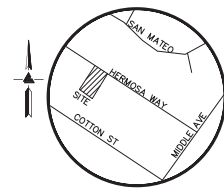


3. SOUTHWEST / REAR ELEVATION
 SCALE: 1/4" = 1'-0"



1. SOUTHEAST / SIDE ELEVATION
 SCALE: 1/4" = 1'-0"





VICINITY MAP
NO SCALE

LOT 48
11 MAPS 75

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.

GREGORY F. BRAZE
L.S. NO. 7823

DATE



NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

BENCHMARK

CITY OF MENLO PARK BENCHMARK 8 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 = 86.09 (NAVD 88 DATUM)

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

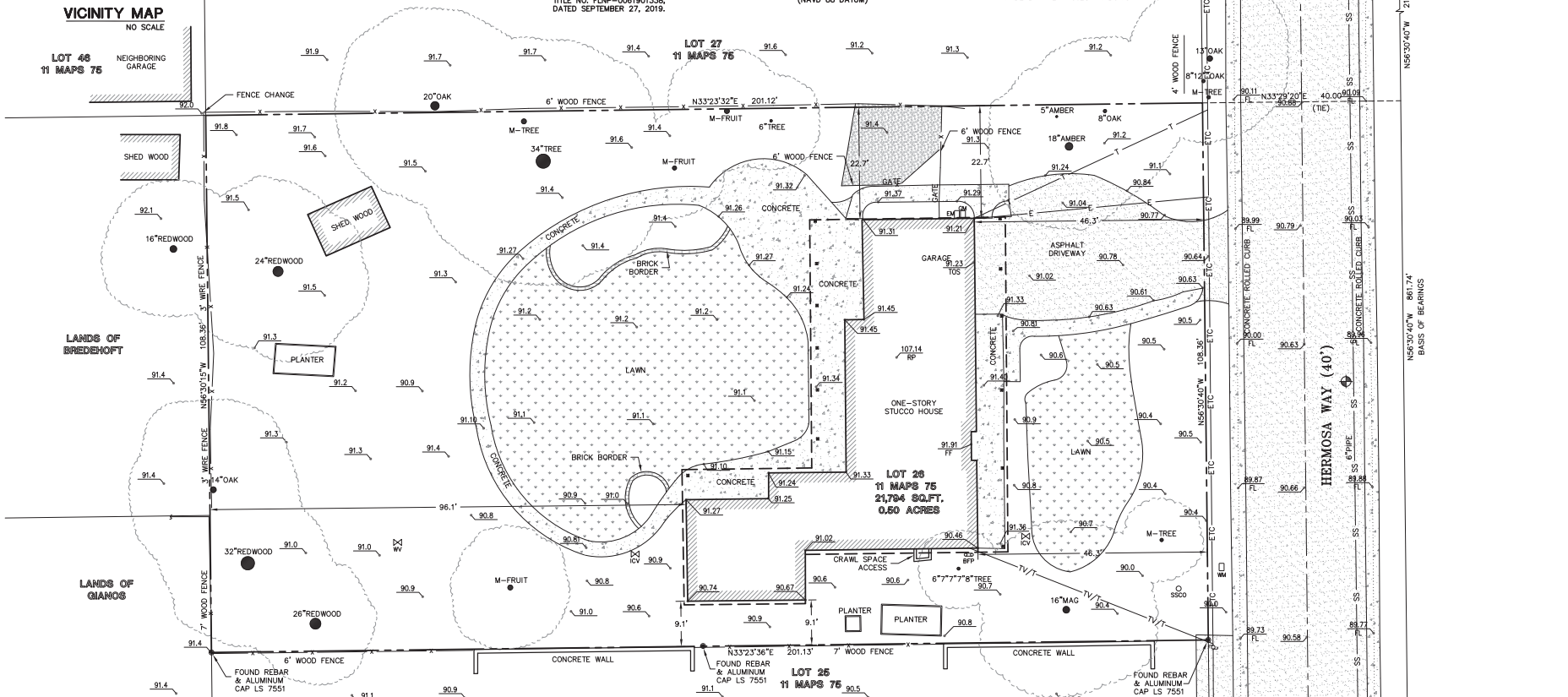
NO EASEMENTS ARE LISTED IN TITLE REPORT PREPARED BY LAWYERS TITLE COMPANY, TITLE NO. FLUP-008190336, DATED SEPTEMBER 27, 2019.

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 90.31
(NAVD 88 DATUM)

TREE NOTE

TREE SIZE, TYPE AND DRIP LINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.



BASIS OF BEARINGS

THE BEARING NORTH 56°30'40" WEST BETWEEN FOUND MONUMENTS ON THE NORTHWESTERLY LINE OF HERMOSA WAY AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 26 OF L.L.S. MAPS AT PAGES 12 AND 13, SAN MATEO COUNTY RECORDS WAS USED AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS SURVEY.

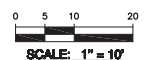
FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

LEGEND AND NOTES

—	BOUNDARY LINE	⊙	BFP	⊕	BACK FLOW PREVENTER
—T—	TELEPHONE OVERHEAD LINE	⊙	BENCHMARK	M—	MAGNOLIA
—E—	ELECTRICAL OVERHEAD LINE	⊙	ELECTRICAL BOX	PVC	MULTI-TRUNK TREE
—TV/T—	CABLE TV/TELEPHONE OVERHEAD LINE	⊙	ELECTRICAL METER	■	POLYVINYL CHLORIDE PIPE
- - -	BUILDING OVERHANG LINE	⊙	FINISH FLOOR	⊕	COLUMN
- · - · -	ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE	⊙	FIRE HYDRANT	RP	REINFORCED CONCRETE PIPE
- · - · -	FENCE LINE	⊙	FLOW LINE	⊕	ROOF PEAK
⋯	FLOW LINE	⊙	GAS METER	⊕	SANITARY SEWER CLEAN-OUT
—SS—	SANITARY SEWER LINE	⊙	GAS VALVE	⊕	SANITARY SEWER MAINTENANCE HOLE
—SD—	STORM DRAIN LINE	⊙	INVERT	TOS	TOP OF CURB
		⊙	IRRIGATION CONTROL VALVE	⊕	TOP OF SLAB
		⊙	JOINT POLE	⊕	WATER METER

⊕	WATER VALVE
⊕	SPOTGRADE
⊕	ASPHALT
⊕	BRICK
⊕	CONCRETE
⊕	GRAVEL
⊕	LAWN



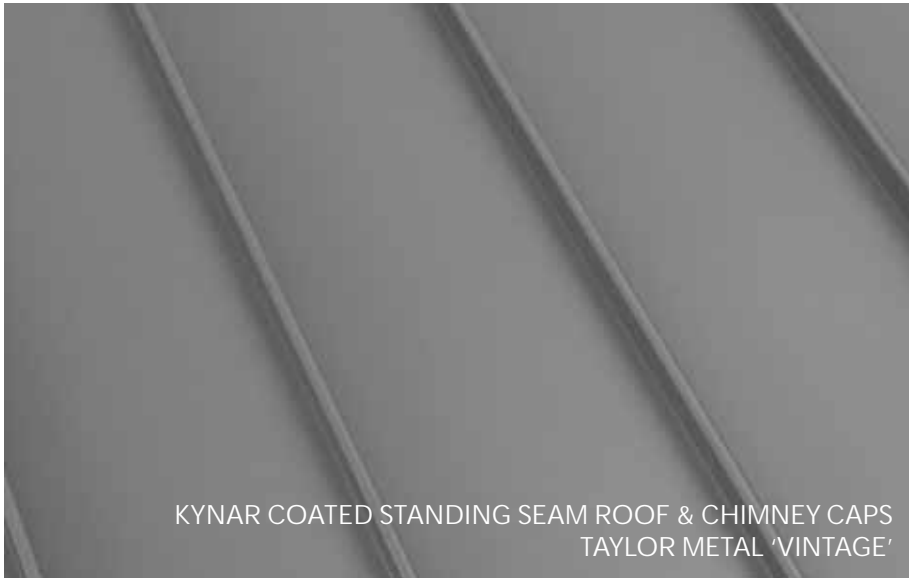
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755 HERMOSA WAY
MENLO PARK
CALIFORNIA

BOUNDARY AND
TOPOGRAPHIC
SURVEY

REVISIONS	BY
1	
2	
3	
4	
5	
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JOB NO: 2191510
DATE: 2-4-20
SCALE: 1"=10'
FIELD BY: ES
DRAWN BY: RF
SHEET NO:





January 3, 2022

755 HERMOSA RESIDENCE PROJECT DESCRIPTION

PURPOSE OF PROPOSAL

755 Hermosa Way is an approximately half acre property, located between Middle and Santa Cruz Avenues in Menlo Park. The parcel is substandard in width, falling just below the zoning ordinance's 110' minimum width at 108.36', requiring a Use Permit. There are also ten (10) Heritage Trees on the property, three (3) of which are proposed to be removed and replaced due to failing health or development.

SCOPE OF WORK

The proposed residential development includes a new, two-story single-family residence with an attached garage and basement, accessory dwelling unit (ADU), and pool. Currently, a single-story residence and dilapidated garden shed exist on the property. The project proposes to demolish all existing structures and hardscape.

SITE DESIGN

The design goal was to maximize the sense of space and privacy for both the neighbors and owners. The courtyard plan forms a strong connection between the indoor and outdoor spaces and minimizes the massing by siting the bulk of the structure towards the center of the property. It also allows most of the second-floor windows to face inward, rather than overlook the neighboring properties.

Additionally, the new garage and driveway face the side yard instead of Hermosa Way, so the visual impact from the street is lessened and a greater separation from the two-story neighbor to the east can be achieved. This configuration also allows for abundant landscaping and mature trees to be planted in the front yard, softening and defining the exterior areas.

The proposed lightwell along the southeast (left side) property line (shared with 719 Hermosa) encroaches on the 20' building setback; however, it is still setback 10'-10 ½" from the property line. The lightwell has been minimized to the width needed for egress from the gym & yoga room for life safety reasons. No encroachment is proposed along the right-side setback.

ARCHITECTURAL DESIGN

The main residence is a U-shaped, two-story home in a transitional architectural style that is in keeping with the scale of the property and neighborhood. The architecture and material palette are intentionally restrained to maximize the transparency between the buildings and exterior gardens, creating a seamless transition between the interior and exterior spaces. The front façade is comprised of two, narrower gabled forms surrounding an entry courtyard which reduce the overall massing, while the rear achieves the same through covered porches. Both side elevations minimize the number of openings on the second story to provide privacy for the neighbors.

The accessory dwelling unit (ADU) is a single-story structure in keeping with the architectural style of the Main Residence: a linear Ranch style with simple roofline.

An understated material palette is proposed for both structures. The wood framed buildings are clad with cedar shingle siding, stained to achieve a naturally weathered appearance. The doors and windows are aluminum clad, powder coated in a muted tone to complement the natural materials, and the guardrails are painted to match. The door and window trim, and stained wood features are also cedar, stained to match the shingles, and the roofs are a dark gray standing seam metal with bonderized gutters and downspouts that will patina over time.

EXISTING AND PROPOSED USES

The existing site consists of an approximately 1,835 square foot, single-story residence and storage shed; both are proposed for removal.

OUTREACH TO NEIGHBORING PROPERTIES

All adjacent neighbors have been contacted and notified of the proposed new residence via mail on April 24, 2021, which described the changes that have been made since the initial submittal to address their concerns. The immediate neighbor to the east at 719 Hermosa (Molly Kardwell) reviewed the site plan and walked the property with the architect and was supportive of the project and the design on September 16, 2020. In a subsequent email on August 4, 2021, she stated that her main concerns had been addressed.

The owners and architect have met with the neighbors at 777 Hermosa (John Durrett and Beth Benjamin) both on site, on December 8, 2020 & March 23, 2021, and via Zoom, on January 29, 2021, to review the proposed plans and two alternative schemes that all addressed their concerns.

Owners additionally met with John Durrett and Beth Benjamin on August 1, 2021 and further communicated via email with Molly Kardwell since July 26, 2021.

The plans were shared again with 777 and 719 on August 30th and 31st prior to our resubmittal. Since then, the owners have had monthly correspondence with them regarding the project development, including the tree removal and construction of a new good neighbor fence. The latest communication with 719 Hermosa was on December 19th, 2021, which elaborated on the changes to the southeast elevation.

The changes made since our initial submittal that address the neighbors' concerns are as follows:

1. Setbacks: The building footprint is not encroaching on any setbacks. There is, however, one lightwell to the southeast that encroaches because of life safety and egress requirements; it is still setback 10'-10 ½" from the property line.
2. House too close to the street: We have pushed the house back 4 additional feet from the street, which now makes the house 24 feet from the front property line - beyond the required 20 feet that many current and future neighbors observe.
3. Heritage Trees: We have moved the ADU from the back property boundary to the side yard, thereby saving one heritage tree. The Liquidambar tree was sick and at risk, a concern that 777 Hermosa shared. It was approved by the city and has been removed. The Magnolia tree will also come down due to the costs incurred if we were to keep it. In their place, we are proposing substantial plantings—two large

Chinese Pistache trees and six Olive Trees—at the front of our property to ensure the character of Hermosa Way will remain intact.

4. ADU: We reduced the size of the ADU.
5. Accessory Structures: We removed the pizza oven and basketball hoop.
6. Privacy: We plan to add a continuous hedge between us and our adjacent neighbors to allow privacy at all sides of the property. We will also be adding many non-heritage trees and greenery.
7. Privacy: We have eliminated or raised all windowsills (to 5'-6" above finish floor) on the northwest elevation to provide privacy for 777 Hermosa and reconfigured the upstairs layout to support that. We've also eliminated all windows on the southeast elevation, so there are no openings that look over the neighbors at 719 Hermosa. On the rear elevation, the windows are inset from the corners of the building and there are existing mature trees (oaks and elm) that provide screening between our property and 777. The new plantings will also provide additional screening.
8. Privacy: We completely eliminated the rear second-floor balcony. The deck is setback 20'-0" from the side property line and the new plantings will provide additional privacy.

July 14th, 2021

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4911 Spreckles Avenue, Alviso, CA 95002-0940
 T: 408.941.1090 F: 408.941.1094 www.colonylandscape.com

Attn: Kirby Lee
 755 Hermosa Way Menlo Park,
 CA 94025

Subject: 755 Hermosa Way
 Arborist Report

Dear Kirby Lee:

Recently, you requested that I perform a tree survey and provide an arborist report to submit in tandem with your plans to develop the site 755 Hermosa into a space that is more conducive to habitation.

Site Description: The lot at 755 Hermosa Way sits on .5 Acres and exists in a rectangle: three sides hedged in by adjacent home sites, and the final front side opening out to Hermosa way. The entryway is an asphalt driveway opens grows into oval with space for two cars. There is a house, and small guest cottage. The front of the house is approximately 45' from the Hermosa Way. Half of the lot extends from the rear of the house to the fence line 100' away. Most of the plantings (including all the heritage trees) are around the edges of the lot and act as a screen. The home was initially built in 1951, though most trees appear to have been planted within the last 25 years. The exception is the heritage American Elm tree which may date back to the home's construction.

Description of Development: Based on plans Titled *Project NO. 2001 755 Hermosa Residence* Dated 6/8/2021

Method: All inspections were made from the ground; no aerial inspections were conducted. The trees of interest are indicated on the attached map. The trees were first measured for diameter at 54 inches above ground level (DBH or diameter at breast height). Some trees were then designated as Heritage, based on the City of Menlo Park's guidelines. A condition rating (CON) has been provided using 50 percent vigor and 50 percent structure, using the following scale:

- 1 - 29 Very Poor
- 30 - 49 Poor
- 50 - 69 Fair
- 70 - 89 Good
- 90 - 100 Excellent

If demolition or development is to occur within the dripline percent root zone impact should be calculated based on a ratio of 1" diameter equals 1' root area. Based on this collected data, it was then determined which trees were suitable for preservation, and - if they are to be preserved - specific corrective actions to reduce overall risk are described. The trees that are to be removed due to development were appraised.

Potential Impacts: Construction and Tree Failure

Branch Damage: Mechanical damage from construction equipment breaking and tearing of low hanging branches potentially impacting branch bark collar. Tree branch failure impacting construction workers, new buildings, and eventual occupants.

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Trunk Damage: Mechanical damage from construction equipment scaring wood, allowing potential for decay. Large limb or trunk failure impacting construction workers, new buildings, and eventual residence.

Root Damage: Ideally during construction root impact percentages should be kept beneath 20-30% in order to prevent negative long-term health effects. Two main ways to damage roots are **root zone compaction** from frequent foot or equipment traffic and **root cutting** due to excavation, grade changes, or hardscape/foundation demolition. Damage to more than 30% of the root zone can lead to whole tree failure or decline within 5 years following construction completion.

Tree Protection Plan and Impact Mitigation Documentation: Any time development-related work is recommended to be supervised by a Project Arborist; The Project Arborist shall provide a follow-up letter documenting how the mitigation has been completed to specification.

Alternative Construction Methods

If work must occur within or near the dripline, a root zone impact percentage should be calculated and if more than 30% of the root zone will be impacted, the project arborist should be consulted, and alternative methods of construction may be recommended to prevent root damage. Asphalt or concrete hardscape and driveway can be replaced by previous pavers. Instead of a concrete slab foundation use a grade beam foundation. Footings can be constructed on piers for walkways, and landscaped areas. (Fig 1) Another option is to install a layer of large gravel rocks over the current soil level, covering the area to be constructed on, ideally not covering more than 20% of the area within the dripline and 10-15' away from the base of the trunk. Within this larger gravel layer, trenches should be created. Perforated pipes should be inserted into the trenches. These pipes should be insulated with base rock and wrapped in plastic mesh. Occasional ports to the surface of the new grade should be installed. These vents can be used to deliver water, fertilizer, and oxygen to the buried root system. (Figure 2 + 3) The pipes act as conduits and should run the length of the area to be constructed over. Oxygen will need to be pushed through the pipes on occasion. A blower or vacuum can be used to clear the pipes. Large gravel rocks should be placed over the pipes, then a layer of straw, followed by mulch or woven plastic, and finally the soil to create a new grade. Hardscape, walkways, and landscaping can then be installed within this newly created area.



Figure 1: Elevated Walkway

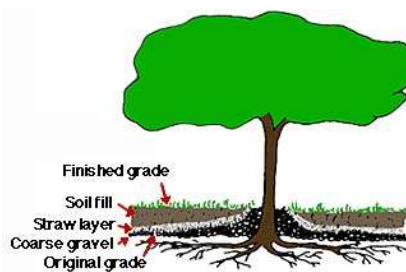


Fig 3. Coarse gravel placed over the original grade will provide aeration for tree roots beneath shallow soil fill.

Figure 2: Grade Change Illustration

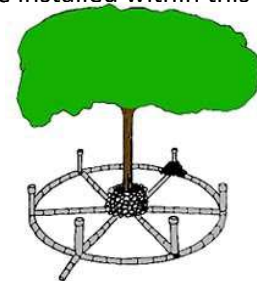


Fig 1. A perforated plastic pipe installation is shown with a dry well and vertical bell pipe to provide aeration for tree roots beneath deep soil fill.

Figure 3: Perforated Piping System

PRIOR TO CONSTRUCTION GUIDELINES

Trees adapt to their current environment. Therefore, any site changes will impact tree health. In order to prepare the trees for their upcoming fight, soil amendments to the root zone area least likely to be impacted by the construction should be made. This will help to improve soil nutrient availability in these regions.

- 1) Clear leaf litter, water in 22-14-14 fertilizer, and aerate soil by deep root watering.
- 2) Place and maintain 2-3 inches of mulch.
- 3) Ensure trees receive adequate water, a deep watering during the dry season. 1-2 times per month, run a drip system (may be temporary) 12-18 hrs. or place soaker hose for 1hr.
- 4) Prune or remove trees to reduce risk to acceptable levels.
- 5) Install Tree Protection Fencing. Tree protection fencing requirements:
 - a. Six (6)-foot tall chain link fencing mounted on eight (8)-foot tall, two (2)-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart.
 - b. Posted with signs saying "TREE PROTECTION FENCE - DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM CITY ARBORIST".
 - c. The City requires that tree protection fencing be installed before any equipment comes on site and inspected by the Project Arborist, who shall submit a verification letter to the City before issuance of permits.
 - d. Tree protection fencing to be inspected by City Arborist prior to building removal and/or building permit issuance.
 - e. Tree protection fencing is required to remain in place throughout construction and may only be moved or removed with written authorization from the City Arborist. The Project Arborist may authorize modification to the fencing when a copy of the written authorization is submitted to the City.

The location for the protection fencing should be as close to the dripline (Fig 4-5) as possible while still allowing room for construction to safely continue

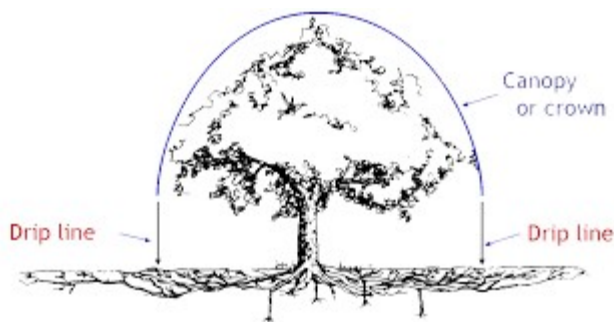


Figure 4: Diagram of Dripline



Figure 5: Example of Tree Protection Fencing

DURING CONSTRUCTION

Precautions During Demolition/Removal and Construction

If construction is to occur outside the dripline (see Figure 4), tree protection fencing should be maintained. If demolition or construction occurs within the dripline, Project Arborist should be notified, if needed root zone impact percentage calculated, and adequate mitigation efforts must be implemented and documented. This is to prevent root zone compaction and mechanical damage to the tree.

In order to minimize these risk factors, the impacted root area should be kept below 30% (Every 1" trunk diameter equals 1' root zone radius). To facilitate this, follow the following procedure:

- 1) Any area underneath but not critical for construction should maintain tree protection fencing.
- 2) The trunk of the tree should be wrapped with straw wattle or 2x4s and, to a height of 8-10', and held in place by snow fencing. (Fig 6)
- 3) Any low-hanging branches should be pruned by an ISA certified arborist or supervised crew to allow clearance of any construction machinery.
- 4) A layer of mulch 8-10" deep should be placed where construction crews are walking to prevent soil compaction and replaced as needed over the course of construction.
- 5) If heavy equipment is used, at least two layers of 1'1/8" plywood or a trench plate should be placed on top of the mulch layer where the equipment will be sitting.
- 6) Following construction, the plywood or trench plate should be removed. If compaction has occurred (Figure 9), the layer of mulch should be removed, and the soil aerated. If a soil probe is used, mulch can be placed into the newly created spaces.
- 7) The layer of mulch should then be reapplied and maintained to a depth of 2-3".
- 8) Reinstall Tree Protection zone fences.

Additional Tree Protection Zone Requirements

No materials or equipment should be stored or cleaned inside the tree protection zones.

Soil Compaction impacts the fine root system of all trees. Roots rely on pore space (the area in-between soil particles) for oxygen. (Fig 7) While the process of photosynthesis releases oxygen into the atmosphere, it does not transfer it throughout the tree. The cells within the root system need to respire in order to produce the energy required for their vital functions of nutrient and water acquisition. If their supply of oxygen is restricted due to soil compaction, the tree will fail. This can occur through compaction of existing soil or soil additions.



Figure 6: Example Trunk Protection

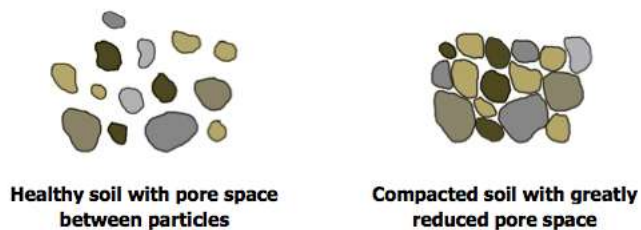


Figure 7: Illustration of Compaction

Root Cutting Guidelines: No trenching or excavation should occur within the dripline if this work must occur within the dripline the project Arborist should be notified. If needed root zone impact percentage should be calculated, and adequate mitigation efforts must be implemented and documented. If any trenches or posts are installed into the soil and encounter roots greater than 1" in diameter, Project Arborists should be consulted and trenches or post holes can be moved to accommodate roots or tunneling underneath the roots may be permitted. Trenching for irrigation, electrical, drainage or any other reason should be hand dug when beneath the driplines of protected trees. (Fig 8) Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees, thus reducing trauma to the entire tree. Any roots smaller than 1" in diameter may be pruned but only with adherence to the following guidelines. (Fig 9)

- (1) Clear soil completely away from where cutting occurs.
- (2) Make a clean cut: prevent any ripping or tearing of the root by using a sharpened hand, electric, gas-powered saw, or other pruning instrument (such as loppers).
- (3) Replace soil around the roots. Roots to be left exposed for a period should be covered with layers of burlap and kept moist. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed should also be covered with layers of burlap or straw wattle and kept moist. Plywood over the top of the trench will also help protect exposed roots below.
- (4) Never remove more than 30% of a tree's roots. If any trenching or grade changes occur, root cutting in sections greater than 4' in length should be avoided and gaps of equal distance should be created in order to prevent large sections of root zone destruction.

Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the Project Arborist. The Project Arborist may recommend fertilizing or irrigation if root cutting is significant



Figure 8: How not to trench



Figure 9: Proper Root Pruning

Tree Maintenance

- 1) Normal irrigation should be maintained throughout the entire length of the project. During the summer months, the Heritage trees on this site should receive deep watering two times a month. During the fall and winter, reduce watering to once a month and suspend watering during periods of heavy rain.
- 2) Maintain 2-3 inches of mulch within the root zone of protected trees this will help the soil retain moisture, thus reducing water consumption, and improve soil nutrient levels.

- 3) Follow Project Arborist recommendations for fertilization and risk reduction work as trees continue to grow and change over the course of the site's development.

AFTER CONSTRUCTION

Continue tree maintenance regime and monitor for decline of tree health especially important as it takes 3-5 years for root zone damage to appear as canopy decline.

Construction Impact Prevention Guidelines:

Keep construction out of the dripline of trees. Exact critical root zone (CRZ) can be calculated based off the percent of root zone to be impacted (keep beneath 30%.)

Seven heritage trees are within the construction zone and thus specific recommendations must be followed. All seven had critical root zone or 70% of total root area calculated. (fig 10) Construction needs to be kept outside of this area, if construction is to occur within this area follow *Precautions During Demolition/Removal and Construction* and project arborist must be notified, so implemented mitigation efforts can be documented. All other trees should have *PRIOR TO CONSTRUCTION GUIDELINES* followed with specific attention to items 2) and 5).

Tree #4: CRZ radius 19.24'. ADU Construction is planned to occur north of this tree. Follow *Prior to construction guidelines* installing the tree protection fencing at a northern radius of 10' and a southern radius of 23' with fencing connecting at the midline (See Plans and Fig 11) Use best judgement when fencing reaches property line. Mulch should be applied to the entire critical root zone area at 2''-3'' depth within interior and exterior of tree protection fencing, if mulch decomposes it should be reapplied. If this fencing must be moved to facilitate construction, project arborist should be notified. If fencing is moved *Precautions During Demolition/Removal and Construction* must be followed.

Tree #5: CRZ radius 25.5'. ADU Construction is planned to occur north of this tree. Follow *Prior to construction guidelines* installing the tree protection fencing at a northern radius of 19.28' and a southern radius of 25.5' with fencing connecting at the midline (Fig 11). Use best judgement when fencing reaches property line. Mulch should be applied to the entire critical root zone area at 2''-3'' depth within interior and exterior of tree protection fencing, if mulch decomposes it should be reapplied. If this fencing must be moved to facilitate construction, project arborist must be notified. If fencing is moved *Precautions During Demolition/Removal and Construction* must be followed.

Tree #6: CRZ radius 11.45'. ADU Construction is planned to occur north of this tree. Follow *Prior to construction guidelines* installing the tree protection fencing in a circle with a radius of 11.45' Use best judgement when fencing reaches property line. Mulch should be applied to the entire critical root zone area at 2''-3'' depth within interior and exterior of tree protection fencing, if mulch decomposes it should be reapplied. If this fencing must be moved to facilitate construction, project arborist must be notified. If fencing is moved *Precautions During Demolition/Removal and Construction* must be followed.

Tree #7: CRZ radius 17.98'. Shed Demolition and landscape construction is planned to occur north of this tree. Follow *Prior to construction guidelines* installing the tree protection fencing at a northern radius of 13.59' and a southern radius of 17.98' with fencing connecting at the midline (Fig 11). Use best judgement when fencing reaches property line. If this fencing must be moved to facilitate construction, project arborist must be notified. If fencing is moved *Precautions During Demolition/Removal and Construction* must be followed.

Tree #10: CRZ radius 28.44'. Concrete border demolition is planned north and east of this tree. Pool construction is planned to occur east of this tree. While main residence construction is planned to the north.

- 1) Follow *Prior to construction guidelines* (soil should be aerated, fertilizer applied, and a layer of mulch put down.) Mulch should be applied to the entire critical root zone area at 2"-3" depth. within exterior and exterior of tree protection fencing. If mulch decomposes it should be reapplied
- 2) Install the tree protection fencing at an eastern line of 10', southern radius 23'.6" and northern line of 17'6". (See plans). Use best judgement when fencing reaches property line.
- 3) Use handheld tools for demolition of concrete border to prevent root zone compaction. If roots greater than 1" are damaged notify project arborist, if roots smaller than 1" in diameter are damaged follow root cutting guidelines.
- 4) Prior to pool excavation an area should be marked with black construction stakes 7'6" out from fencing and only hand tools should be used within that area to ensure any roots larger than 1" are not damaged until assessed by project arborist notified. Any roots smaller then 1" should be pruned by following *Root Cutting Guidelines*.

If any fencing must be moved to facilitate construction, project arborist must be notified. If fencing is moved *Precautions During Demolition/Removal and Construction* must be followed.

Tree #13: CRZ radius 9.62'. Construction is planned to occur east of this tree. Follow *Prior to construction guidelines* installing the tree protection fencing 9.62' in the direction of construction blocking access to this planting strip Use best judgement when fencing reaches property line. If this fencing must be moved to facilitate construction, project arborist must be notified. If fencing is moved *Precautions During Demolition/Removal and Construction* must be followed.

Tree #14: CRZ radius 9.62'. Construction is planned to occur east of this tree. Follow *Prior to construction guidelines* fencing installed to protect tree #13 will be sufficient to protect this tree. If this fencing must be moved to facilitate construction, project arborist must be notified. If fencing is moved *Precautions During Demolition/Removal and Construction* must be followed.

NOTE: Two groupings of trees exist (#4-#6) and number (#13-#14)

*For trees #4-#6 install fencing as a continuous line while still maintaining the listed distances from each tree.

* For trees #13-#14 fencing installed for tree #13 will provide protection for both.

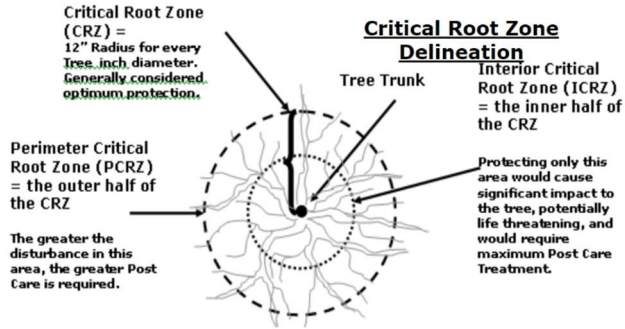


Figure 10: Critical Root Zone

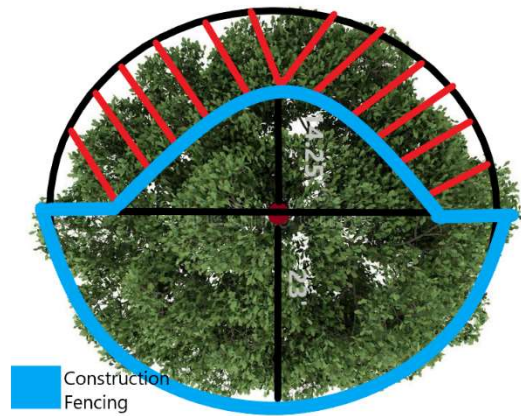


Figure 11: Example fencing location (Tree #5)

Tree Removal:

Five Trees are to be removed during development. Of these three are designated as heritage trees and were thus subsequently appraised.

Tree #11 had a root crown excavation performed following the initial survey. (Fig 12) During the excavation 7 structural roots were uncovered, of which 3 had been significantly compromised. The root closest to the asphalt driveway appears to have been cut in order to prevent additional hardscape damage, two other roots are girdled. (fig 13) Thus 43% of the trees supporting roots have been damaged. In addition, the root bound nature of this tree means significant root pruning will be required in order to prevent additional roots from girdling each other. Based on this as well Liquidambrars propensity for limb failure and location near the structure this tree is in poor condition and should be removed.

*photos available on request



Figure 12: Root Crown Excavation

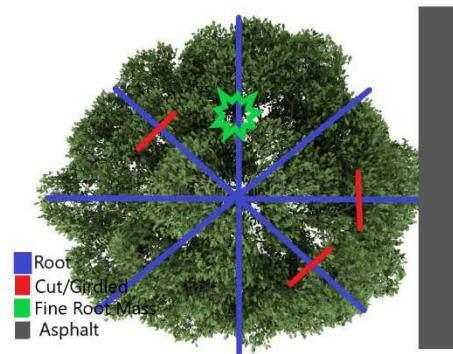


Figure 13: Root Damage Diagram

Additional notes:

#2) California Bay Laurel has four codominant stems that split at grade. (See submitted photo) When measured at grade diameter is 19" however this is not a correct representation of this tree. Stems where thus measured at 4.5' and the following equation used to calculate true diameter. D=tree diameter and S=stem diameter: $D=\sqrt{S1^2+S2^2}$. This method generates a diameter of 12.35" which designates this tree as non-heritage. **THIS TREE HAS BEEN CUT TO LOW STUMP**

Replacement Recommendations:

Replace heritage trees on site in an amount equivalent to the appraised value of the removed heritage tree. By following this scale.

- An oak heritage tree with a trunk diameter of 10 to 15 inches has a minimum replacement tree requirement of one (1) #5 container. The monetary value is \$100.
- Any heritage tree with a trunk diameter of greater than 15 inches to 20 inches has a minimum replacement tree requirement of one (1) #15 container. The monetary value is \$200.
- Any heritage tree with a trunk diameter of greater than 20 inches to 30 inches has a minimum replacement tree requirement of one (1) 24-inch tree box. The monetary value is \$400.
- Any heritage tree with a trunk diameter of greater than 30 inches to 40 inches has a minimum replacement tree requirement of one (1) 36-inch tree box. The monetary value is \$1,200.
- Any heritage tree with a trunk diameter of greater than 40 inches to 50 inches has a minimum replacement tree requirement of one (1) 48-inch tree box. The monetary value is \$5,000.
- Any heritage tree with a trunk diameter of greater than 50 inches has a minimum replacement tree requirement of one (1) 60-inch tree box. The monetary value is \$7,000.

Follow the city of Menlo Park's recommended species replacement guide. Focus on native Oak species such as Valley, Coast live, black, or blue oak which are not only drought tolerant, suited to battle erosion, but also majestic in structure.

Note: follow all previous recommendations regarding tree maintenance. Especially important are the first few years following transplant, the newly imported oak trees on this site will require flood style irrigation (deep watering) during the warm season months and depending on the seasonal rainfall some irrigation during winter.

Assumptions and Limiting Conditions

1. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The Arborist can neither guarantee nor be responsible for the accuracy of the information provided by others.
2. Various diagrams, sketches and photographs in this report are intended as visual aids and are not to scale, unless specifically stated as such on the drawing. These communication tools in no way substitute for nor should be construed as surveys, architectural or engineering drawings.
3. Loss or alteration of any part of this report invalidates the entire report.
4. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written or verbal consent of the Arborist
5. This report is confidential and to be distributed only to the individual or entity to whom it is addressed. Any or all of the contents of this report may be conveyed to another party only with the express prior written or verbal consent of the consultant. Such limitations apply to the original report, a copy, facsimile, scanned image or digital version thereof.
6. This report represents the opinion of the Arborist. In no way is the Arborist's fee contingent upon a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
7. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule, an agreement or a contract.
8. Information contained in this report reflects observations made only to those items described and only reflects the condition of those items at the time of the site visit. Furthermore, the inspection is limited to visual examination of items and elements at the site, unless expressly stated otherwise. There is no expressed or implied warranty or guarantee that problems or deficiencies of the plants or property inspected may not arise in the future.

Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed. Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. An arborist cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

Sincerely,
Robert Wiszowaty

Tree Division Manager Colony Landscape
B.S Environmental Horticulture and Urban Forestry
ISA Certified Arborist #WE-11553AISA
Tree Risk Assessment Qualified

Data Table 1: Ordered by Current Tree Number

Tree Tag #	Common Name	Scientific Name	Designation	Location	DBH (Inches) Measured at 54"	Health/Structure AVG	Ht./Spread (Feet)	Comments/Items of concern	Appraisal Value	Construction Impact	Percent Root Zone Impact	Critical Root Zone Radius	Protective Measures for construction	Suitability for preservation	Recommended Action
1	Southern Magnolia	<i>Magnolia grandiflora</i>	Heritage	Onsite	19.5"	65%	20/35	Good vigor, Fair form, near house drop	\$3,145	Severe	N/A due to Removal	16.3'	N/A	Moderate	Remove: Development
2	California Bay Tree	<i>Umbellularia californica</i>	Heritage	Onsite	19"	10%	18"/18"	Poor Vigor, Poor form, 4 codominant stems, near house TREE WAS CUT TO LOW STUMP AND LEFT	\$407	Severe	N/A due to Removal	N/A	N/A	Low	Remove: Development
3	Carolina Cherry	<i>Prunus caroliniana</i>	Not Heritage	Onsite	4.5-3 Cumulative 5.5"	60%	12/8	Fair Vigor, fair form, 2 codominant stems	N/A	Severe	N/A due to Removal	N/A	N/A	Low	Remove: Development
4	Coast Redwood	<i>Sequoia sempervirens</i>	Heritage	Onsite	23"	75%	30/10	Fair vigor, Good form, good response growth pruning wound from codominant lead removal healed over	\$6,228	Minor due to ADU construction	4-30%	19.24'	Follow Construction Impact Prevention Guidelines listed in Report	Moderate	Preserve: perform crown clean removing deadwood 1/2" or greater and elevate to height of 6'
5	Coast Redwood	<i>Sequoia sempervirens</i>	Heritage	Onsite	30.5"	75%	65/18	Fair vigor, Good form	\$11,873	Minor due to ADU construction	>1%	25.5'	Follow Construction Impact Prevention Guidelines listed in Report	Moderate	Preserve: perform crown clean removing deadwood 1/2" or greater and elevate to height of 6'
6	Coast Live Oak (no tag)	<i>Quercus agrifolia</i>	Heritage	Onsite	13.8"	70%	25/25	Good Vigor, Fair form Along fence on neighbors side, codominant stems split at 12'	\$514	Minor due to ADU construction	>1%	11.45'	Follow Construction Impact Prevention Guidelines listed in Report	High	Preserve: perform crown clean removing deadwood 1/2" or greater, structural prune
7	Coast Redwood	<i>Sequoia sempervirens</i>	Heritage	Onsite	21.5"	55%	40/18	Fair vigor, Good Form, Lone redwood	\$2,768	Minor due Shed Demolition	N/A	17.98'	Follow Construction Impact Prevention Guidelines listed in Report	Moderate	Preserve: perform crown clean removing deadwood 1/2" or greater and elevate to height of 6'
8	Tree of Heaven	<i>Ailanthus altissima</i>	Not Heritage	Onsite	6"	60%	5/8	Invasive	N/A	Negligible	N/A due to Removal	N/A	N/A	Low	Remove: Invasive
9	Privet	<i>Ligustrum sp.</i>	Not Heritage	Onsite	6"	60%	25/10	Fair Vigor, Fair form	N/A	Minor due to landscape changes	N/A	N/A	PRIOR TO CONSTRUCTION GUIDELINES: make sure to install tree protection fencing at dripline	Low	Preserve: perform crown clean removing deadwood 1/2" or greater
10	American Elm	<i>Ulmus americana</i>	Heritage	Onsite	34"	65%	50/35	Fair form, Fair Vigor, galls, wood pecker damage, codominant at 10', and slim flux	\$14,877	Moderate due to pool install	17%	28.44'	Follow Construction Impact Prevention Guidelines listed in Report	High	Preserve: perform crown clean removing deadwood 1/2" or greater, crown reduction 5' to compensate for aging structure, install cable in upper 1/3 of canopy to connect two codominant stems, American Elms prefer moist well drained soils (if lawn area is removed make sure to compensate with irrigation additions beneath the dripline but at least 18" from root crown.
11	American sweetgum	<i>Liquidambar styraciflua</i>	Heritage	Onsite	17"	30%	50/20	Fair form, Good Vigor, over extended limbs, history of large limb failure, girdling roots (root crown excavation was performed; see report notes relating to poor root structure)	\$1,971	Negligible	N/A due to Removal	N/A	N/A	Low	Remove: Poor Condition
12	Valley Oak (no tag)	<i>Quercus lobata</i>	Not Heritage	Neighbor Tree	7"	80%	30/10	Good vigor, good form, near neighbors yard along fence line	N/A	Negligible	N/A	N/A	PRIOR TO CONSTRUCTION GUIDELINES: make sure to install tree protection fencing at dripline	High	Preserve: perform crown clean removing deadwood 1/2" or greater and structural prune
13	Coast Live Oak (no tag)	<i>Quercus agrifolia</i>	Heritage	Street	11.5	70%	30/30	Good Vigor, Good Form Along street beneath power lines	\$0	Negligible	N/A	9.62'	Follow Construction Impact Prevention Guidelines listed in Report	Moderate	Preserve: perform crown clean removing deadwood 1/2" or greater and structural prune to maintain growth away from power lines
14	Coast Live Oak (no tag)	<i>Quercus agrifolia</i>	Heritage	Street	11.5	70%	30/15	Good Vigor, Good Form Along street beneath power lines	\$0	Negligible	N/A	9.62'	Follow Construction Impact Prevention Guidelines listed in Report	Moderate	Preserve: perform crown clean removing deadwood 1/2" or greater and structural prune to maintain growth away from power lines

To: Kaitie Meador, Senior Planner, City of Menlo Park Planning Commission
Date: May 17, 2021
Subject: Application re-submittal
755 Hermosa Way, Menlo Park

Dear Kaitie.

Thank you again for the opportunity to comment on the revised application submitted on May 4th requesting a use permit for a two-story home proposed for the substandard lot at 755 Hermosa Way. The applicants have indicated that they are open to input and view these draft plans as a work in progress--"not a final plan but rather a starting point". We understand they are juggling a lot and we will do our best to be thorough and clear to keep the process moving forward. We continue to have some significant concerns and remain hopeful that the applicants will address them.

We live at 777 Hermosa Way, immediately adjacent to the proposed development. As we indicated in our previous letters, we realize that compromises must be made. We have shown good faith in our willingness to compromise and believe the applicants intend to do the same. We were somewhat surprised to see that some of the revisions that the applicants shared with us to address our privacy concerns were, in fact, not reflected in what was submitted on May 4th. In addition, like many of our neighbors, we have concerns about the scale, massing, and impact of this project and believe that additional changes can, and should, be made to mitigate the impact of such a large home on the adjacent neighbors and the neighborhood overall.

We have organized this letter into 3 sections:

- 1) A brief history of the application process to date
- 2) Our concerns about the impact of the proposed scale and an architectural design that pushes much of that scale to the edges of the property, thereby disproportionately impacting the adjacent neighbors and creating significant privacy issues, and
- 3) Changes that could be made to significantly mitigate the impact of the project on our property and privacy

HISTORY OF APPLICATION PROCESS

The original application was submitted by the applicants in early December, 2020. We had several concerns about how the proposed structures would impact the adjacent properties and the neighborhood as a whole, as did several of our neighbors who also wrote to you. The most significant issues fell into four categories:

- 1) Scale of the proposed 9,915 square foot house on a substandard lot (which may omit some square footage that should have been included for a property FAL calculation, but was not)
- 2) Placement of the home on the lot – the two-story mass of the home was proposed to sit directly on the side setbacks on both sides with lightwells that encroached 6' into the setbacks
- 3) Numerous large second-story windows and open terraces that allowed unimpeded views into our master bedroom, daughter's bedroom, bathrooms, spa and backyard, as well as the southeast neighbor's home and yard, and
- 4) Removal of three healthy heritage trees (verified by independent arborist)

We expressed the issues to you in writing and the new owners subsequently reached out to us in mid-January to propose two options aimed at mitigating our privacy issues. It was a very cordial Zoom session. We enjoyed meeting the applicants and appreciated their responsiveness.

In both plans that were shared with us, the lightwells were moved out of the side setbacks and the front section of the two-story structure was moved back to accommodate the lightwell. A large

stairwell window was moved to face north. The back section of the two-story structure, however, remained directly on the setback.

Only one set of plans (Scheme B) addressed our most significant privacy issue -- ie., the second-story bedroom windows that looked directly into our first-floor master bedroom, bath, daughter's bedroom and bath, and private outdoor spa. We were encouraged by the changes and indicated our support. In Scheme B, the applicants reconfigured the second-floor bedrooms to look into the inner courtyard, such that only two corridor windows placed at a height of 5' would face our bedrooms and spa. From our perspective, this was the only option that really began to address our privacy concerns.

According to the architect, Scheme B would:

- Move the light wells to the edge of the 10' setback
- Move the house back 5' from the side setback to accommodate the lightwells
- Flip the bedroom wing *"so none of the windows overlook your property; only the windows in the gallery face west, and their sills will be 5'0" above the floor, so they don't look over your property."*
- Move the large window in the stair to the north wall
- Enclose openings on the second-floor terrace, which previously would have allowed direct views into our backyard
- Move the ADU to preserve a large heritage redwood tree
- Add a screening hedge

Unfortunately, the applicants informed us that while Scheme B was also their first choice, *it was contingent on removing two heritage trees: the changes could only be made if they were allowed by the City to remove a heritage liquid amber and heritage magnolia at the front of the property*—something which we, and most of our neighbors, opposed.

The applicants asked if we would support them in their efforts to persuade the City to approve the trees for removal. After reaching out to several of our neighbors, we ultimately decided that it was a compromise that we could live with--for us, primarily, because moving the windows to the inner courtyard would help to maintain the privacy of our home and yard. Based on the understanding that the plans submitted to the city would reflect the specific changes shared with us in Scheme B, we agreed that we would not oppose the tree removal and sent a letter to you and Christian Bonner stating the same.

We were therefore surprised and confused to see that the revised plans sent on May 4th were not the plans reflected in Scheme B, as we had been told. They were, in fact, significantly different from those that were shared with us when we offered in good faith not to oppose the tree removal.

Specifically the new plans re-introduce (or fail to address) the most serious problems:

- The front bedroom has been reconfigured to once again face our master bedroom with a large window added to the side elevations. If the large heritage tree is removed, the proposed window would look even more directly into our master bedroom
- In addition, the second-story balcony at the back of the house, which was supposed to be enclosed, has now been reconfigured into a large 14'X25' open terrace, which will allow unfettered visual intrusion into our entire back yard
- We continue to remain concerned about the large two-story mass of the structure sitting directly on the side setback immediately adjacent to our master bedroom deck and outdoor spa. This includes a large outdoor fireplace that will emit fumes directly into our heritage oak trees.

- It should be noted that while the applicants have agreed to plant screening hedges, the hedges will only be 7'. Given the height of the second story, and the fact that the two-story massing is so close to the setback, a 7-foot hedge will do little good to maintain our privacy. The windows would look out over the hedges. In addition, the second-story terrace will be much higher than the hedges and will look directly over them as well. More on that below.

While the May 4th revisions moved the lightwells out of the setbacks, they do not reflect the changes we were told would be submitted when we agreed to send a letter to the City supporting the removal of the heritage trees. We are embarrassed to have represented the plans to our neighbors who also took them on good faith. Please see Sheet A.2.2 from Scheme B and Revised Side Elevation (attached) which shows both how the plans were presented to us and additionally how the upstairs rooms could be configured to provide both the space the applicants want and the privacy we would like to maintain.

While we were encouraged by our meeting with the applicants in January. We have not had much contact with them since then, and do not know why the plans shared with us were ultimately revised. Kristin reached out in late February to see if we had written to support the tree removal, which we had. We checked back a few times to see the final plans, but it wasn't until late March (when we were told that they were being submitted) that we ultimately got to see them. Although the architect, Kirby Lee, stopped by, it was very difficult to see the plans on her iPad and we had to follow up again to actually get a version with details we could read. It was only then that we could see that the plans we agreed to had been changed. Since Kirby indicated the plans were being submitted that week, we decided to wait and see what was actually submitted, before responding

The plans submitted on May 4th have reintroduced some of the significant privacy and scale issues we initially raised. We are left in the awkward position of having supported the tree removal to our neighbors, only now to learn that the privacy concerns weren't actually addressed as originally represented. The rest of this note will lay out our concerns, including those in response to new design changes.

SIGNIFICANT PRIVACY IMPACT ON OUR PROPERTY

We have 3 major concerns with the proposed application: (1) The scale of the proposed structure and its positioning on the substandard lot; (2) The number and location of the windows on the second floor of the structure which look into our bedrooms and yard; and (3) The addition of the second floor terrace which allows unimpeded views into both adjacent properties.

1. Scale and positioning of the U-shaped structure, pushes massing to lot lines

One of our greatest concerns is the scale and placement of the structure, given that it's on a substandard lot, and given the current design, which puts the bulk of the structure largely at the two side setbacks on both sides, especially at the back of the house. We estimate the total square footage with the basement will be approximately 10,000 square feet¹. By comparison our home is a smaller, single-story home with a private backyard that we have enjoyed for many years. The proposed project fills the building envelope to the limit, and we believe the mass disproportionately affects our property and could greatly affect our privacy and property value.

¹ While the basement was not included in the owners' square footage calculation, since they are applying for a conditional use permit, and since there is a bedroom, spa, gym, theatre, yoga studio, wine cave, 2 additional bathrooms, and additional living area designated for use in the basement, we maintain there should be some consideration given to the impact of the size of the home and massing on the neighboring properties--especially in light of the fact they are trying to build all of this on a substandard lot.

Looking at the site plan, it appears that:

- The overall u-shape of the structure is designed to maximize the privacy that the applicants will be able to enjoy—but, at the cost of the privacy of both neighbors. The original project description submitted by the architect stated that the goal of the design was to “*minimalize the massing by sitting the bulk of the structure towards the center of the property*”. It’s difficult to see how the bulk and massing of the structure are situated toward the center of the property given the U-shape of the structure. The large open courtyard at the front of the house pushes the front massing to the sides, and the rear of the house sits directly on the side setbacks, or as close to them as possible with lightwells. Despite this, we were willing not to voice objection to the design choice when the applicants indicated they would move the upstairs windows to be consistent with the stated architectural plan “*to face inward rather than overlook neighboring properties*”. If the upstairs bedrooms are no longer configured to look into the inner courtyard, it is unclear why such a large inner courtyard (25% the width of the entire lot) is needed, and we think that the overall design choice should be reviewed for its impact on the adjacent neighbors. Other alternatives that are less impactful need to be explored.
- The rear half of the proposed home—two full stories—appears to sit directly on the 10’ setbacks on both sides of the property, and immediately adjacent to our outdoor spa. In addition, the applicants are proposing an outdoor fireplace at the 10’ setback. Again, these disproportionately impact the most private areas of our property.
- This concentration of mass on or only a few feet from the side setback is out of character with other recently built homes on the street. For example, the house immediately adjacent, at 719 Hermosa (built about 8 years ago) was designed to keep the massing at the center of the property. The house across the street at 746 Hermosa was designed to be narrower so that the massing would occur much farther from the side setbacks on both sides, and was designed so that no windows would look directly into the neighbors’ homes. And, the new home proposed for 654 is being designed with a wrap-around porch, to again soften the impact of the home on the neighbors, maintaining one story for the first 10’ back from the 10’ set back (totaling 20+ feet back from the property line on both sides).

In sum, the U-shaped design, size of the internal courtyard, the width of the driveway and sport court, and overall scale of the home create a significant impact on the neighbors as currently designed. Because the lot is designated substandard, the allowable building square footage is not automatically permitted—it is conditional on how the building impacts the surrounding community. In this case, the applicants are proposing many uses for the property—their plans include an ADU, a large pool, a sport court, an outdoor fireplace area, two upper terraces, a separate covered porch, a large patio area, and a basement with gym, yoga room, theatre etc.. While all of these spaces might fit easily and without impacting neighbors on a one-acre lot, we simply ask that the house be designed in such a way so as not to unduly impact the neighbors if incorporated into a substandard half-acre lot in Menlo Park.

2. Number and location of second story windows, given massing of U-shaped structure

As mentioned in the introduction, we have significant concerns about the impact of the northwestern second-story windows on our privacy. We outlined our concerns in detail in our earlier comments, which were shared with the applicants in Dec.. The mass of the two-story home, and the side with the most windows, is a mere 5’2” back from the side setback adjacent to our master bedroom. The second-story windows will look directly into our master bedroom windows, our daughter’s bedroom, a bathroom window, and our outdoor spa/hot tub and yard. Because the structure will be so close to our house, planted screening will not prevent viewing from the second story, only the first. Anyone

looking out of a second story window 15' from the lot line will look right over a 7' hedge/tree and into our yard/bedrooms etc.

We felt our privacy concerns were somewhat addressed by the revisions the applicants shared with us in Jan., which moved all bedroom, bath and laundry windows to face the inner courtyard.

Unfortunately, the plans that were submitted on May 4 introduced a third set of windows in bedroom 1, which were not in the revisions we originally supported. Again, given the close proximity of the two-story house to the 10' setback, the screening will not prohibit viewing from the second-floor windows. This is especially the case if the existing heritage tree is removed. We simply cannot support the removal of the heritage trees, especially to our neighbors, if our privacy concerns are no longer being addressed as originally represented.

3. The addition of a second floor terrace, and questions about second-floor outdoor FAL

Our next concern relates to the large second-story terrace that is proposed off the master bedroom. This was not in the original plans, nor was it in the first set of revisions we were shown. This terrace will allow 270 degree views into the adjacent properties, which will include direct views into our house and yard from the side of the terrace facing us, and direct views into the southeastern neighbor's pool and outside entertaining area.

Looking from our backyard today to the location of the proposed terrace, there will be no private areas in our yard if this terrace is permitted. It will not be possible to screen the views using landscaping for two reasons: 1) a heritage Elm sits on the property line and blocks the sun needed for significant hedges to grow (we have planted and tried) and the Elm itself affords minimal screening, 2) even if a 12'-15' hedge were to grow, it is clearly evident that someone standing on a second-floor balcony would look right over the hedge, because they will be standing at a height of 12' from a distance. The proposed 14'X25' terrace will allow unfettered visual intrusion into all of our outdoor entertaining space, as well as the neighbor's to the southeast. Given that the applicants already have two additional outdoor patio areas on their second floor – a 13'X11'6" terrace and 18'6"X12' covered porch – we feel the additional terrace off the second-floor master bedroom is unnecessary, given its impact on the surrounding neighbors.

We also have questions about why more than half of the second-story southeastern wing is not included in the FAL? If this area is largely enclosed, is considered living space, and sits between other indoor living spaces, shouldn't it be included in the FAL? And, if so, wouldn't the additional 370+ square feet put the structure well over the maximum 6495 sq foot limit? It is our understanding that these conditions should qualify the spaces for inclusion in the FAL calculations. If not, new homes all over Menlo Park will be able to get around the existing FAL allowances simply by maxing out their first floor footprint, and strategically placing open decks and enclosed porches on their second stories. Not only does this set bad policy from a planning/zoning perspective, it will also dramatically impede the privacy of existing homes throughout the community.

POSSIBLE MITIGATION

There are numerous opportunities for the design of this property to be adjusted to minimize impact on the neighbors. Many other homes built in the neighborhood have made similar adjustments, so we are recommending them here. These changes would allow the home to maintain much of the allowable size and most features, without infringing on the privacy and continued enjoyment of the neighboring properties.

1. Scale of the home on a substandard lot and the placement on that lot.

- The U-shaped configuration and placement of the home on the lot brings the home far closer to our home than the existing structure. The applicants could easily build quite a large home for themselves by simply choosing a base design that puts more of the two-story massing at the center of the home. They would be able to move the structure further away from the setbacks and continue to enjoy a private rear yard, just as all of the other homes in the neighborhood do.
- Reducing the impact of the massing on our property could be accomplished by actually centering the home on the lot. If not centered, the impact on our property could be mitigated by moving the mass of the home back from the northwest side set back and narrowing the house, to help preserve privacy by:
 - o Reducing the width of the driveway by 6'. Lane widths are 8.5', making 17' more than sufficient for the width of the driveway
 - o Narrowing the inner courtyard by 3-5' on each side
- Similarly, the rear part of the home could easily be narrowed by
 - o Selectively, reducing the size of the living room, master closet, master bedroom etc. by 3-6'
 - o Moving the outdoor fireplace to sit more centrally on the back terrace.

2. Impact of second-story windows on privacy

- The most direct way to mitigate the privacy impact from the second-story windows is to move the second-floor bedroom, bath, and laundry windows to face the courtyard or street, as was proposed to us in Jan. in Scheme B. There are many ways to allow additional light into the bedroom, if necessary. There is already a large window to the front, which could be made even larger to create greater symmetry with the other side of the house. Another option would be to reconfigure the bathroom in bedroom 1 to allow a second window into the courtyard. Alternatively, the two bathrooms could be combined. The house has 9 bathrooms: combining one to maintain privacy for the neighbors does not seem like an unreasonable request.
- If for some reason those alternatives are unacceptable, there are other solutions including using skylights instead of windows or installing frosted or opaque glass.

3. Second-story terraces

- Given the highly intrusive visibility it would provide into our property, we are very much opposed to the large outdoor terrace off the rear of the house. There is no simple way to mitigate the impact that this will have on our privacy. With a very large outdoor patio area, we believe the impact of this terrace on the adjacent properties is excessive.
- As we stated previously, screening with landscaping will not work as the shade of the large heritage Elm will make growing something to the necessary height virtually impossible; and the Elm itself does not provide much screening between our yard and the proposed terrace. In short we don't have any suggestions for lessening the impact on the neighbors of this large second floor terrace and think it should be eliminated from the plans entirely.
- We strongly urge the City to include the two inner terraces on the second-story of the southeastern wing in the FAL calculations. Using this strategy to exceed the maximum square footage allowances could set a dangerous policy precedent and have a far-reaching impact on the community.

Other requests to mitigate impact:

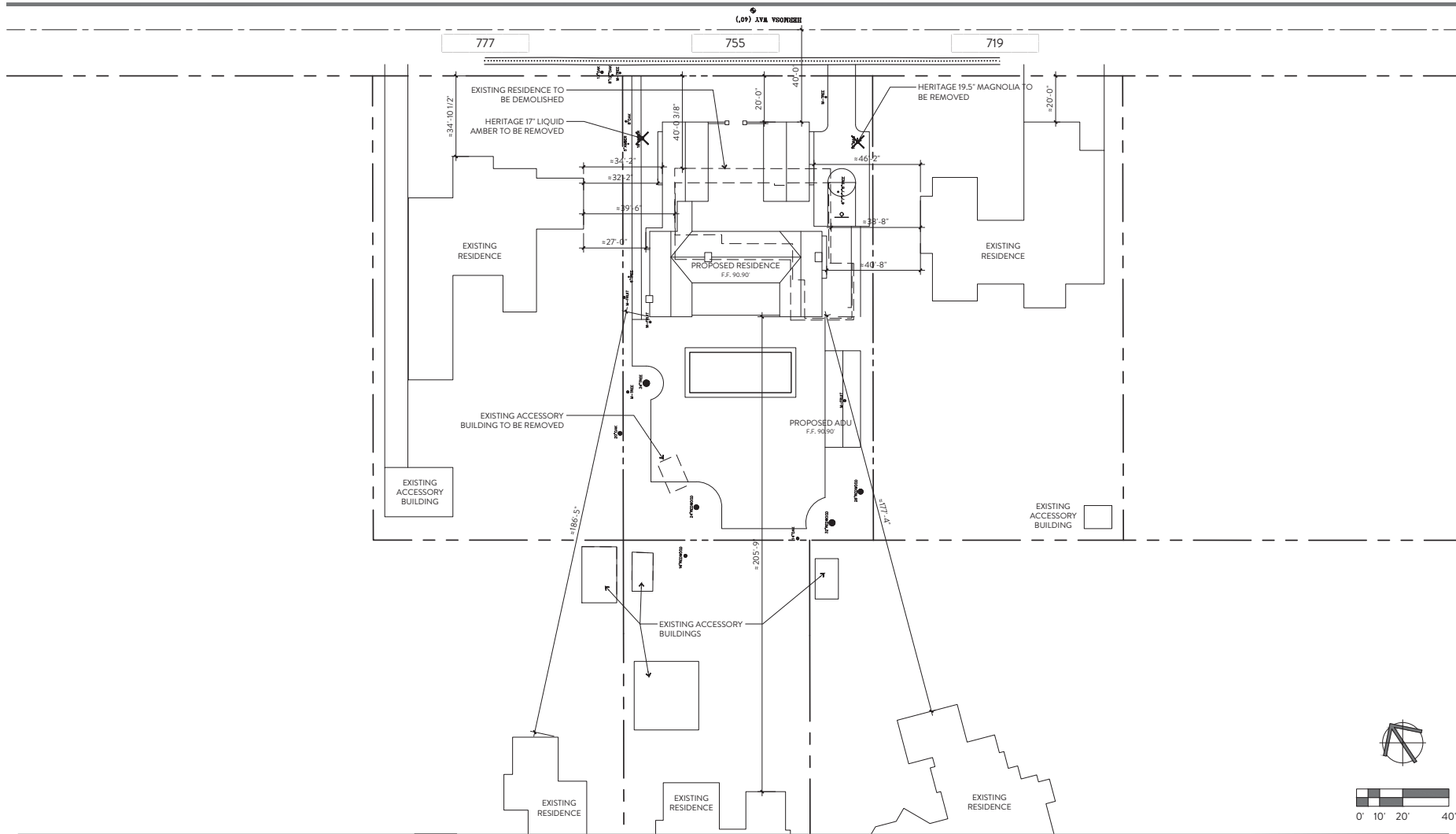
- Move the pool equipment enclosure to the center rear of the property to minimize noise for neighbors. Other recently built Menlo Park homes with pools, including the proposed project at 654 Hermosa Way, have been asked to fully enclose and insulate their pool equipment to mitigate noise. We would like to request the same.
- Outdoor fireplace. We would prefer the outdoor fireplace be moved closer to the center of the building to minimize noise and gas fumes, given the proximity to our master bedroom and heritage oak trees. The covered porch off the rear of the home could also be reduced by 10' and the fireplace could be moved inward to sit between the library and the living area. Regardless of placement, the fireplace should be enclosed on both sides (unclear from plans).
- Increase hedges to 15' on the northwestern boundary, given that shading will impede growth and existing screening is slated for removal.

We hope that the Planning Department realizes that we are not trying to be difficult or unneighborly. We hope that our new neighbors are simply busy and do not realize that the changes they've made are not in keeping with our discussion. In fact, there may have been some confusion about which plans were ultimately submitted. We received a note from the applicants addressed to the neighborhood, which seems inconsistent with the plans submitted in several places. As one example, it states that they have *eliminated all windows that look out into our yard, and that only small windows remain to provide light to a corridor*. While this is consistent with what was communicated to us in Jan., it is not consistent with the plans that were submitted on May 4th. In addition, the liquid amber is not diseased, it simply needs regular maintenance/pruning, which it has not received in many years. Our arborist has confirmed this, and Christian Bonner told us the same.

We believe our concerns are justified: the design of the proposed project could significantly impact our privacy, the ability to enjoy a backyard that we use frequently, and ultimately damage the value of our home. We would like these concerns to be considered and mitigating steps to be taken, where appropriate.

Thank you very much for your consideration.

John Durrett & Beth Benjamin
777 Hermosa Way
Menlo Park, CA 94025



1. AREA PLAN
SCALE: 1" = 20'-0"



2. STREETSCAPE
SCALE: 1/16" = 1'-0"



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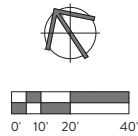
PROJECT NO. 2001
755 HERMOSA RESIDENCE

755-HERMOSA WAY | MENLO PARK, CA 94025 | APN 071-241-030

PLOT DATE 1/26/2021
DRAWN BY

DATE REVISION

DATE	REVISION



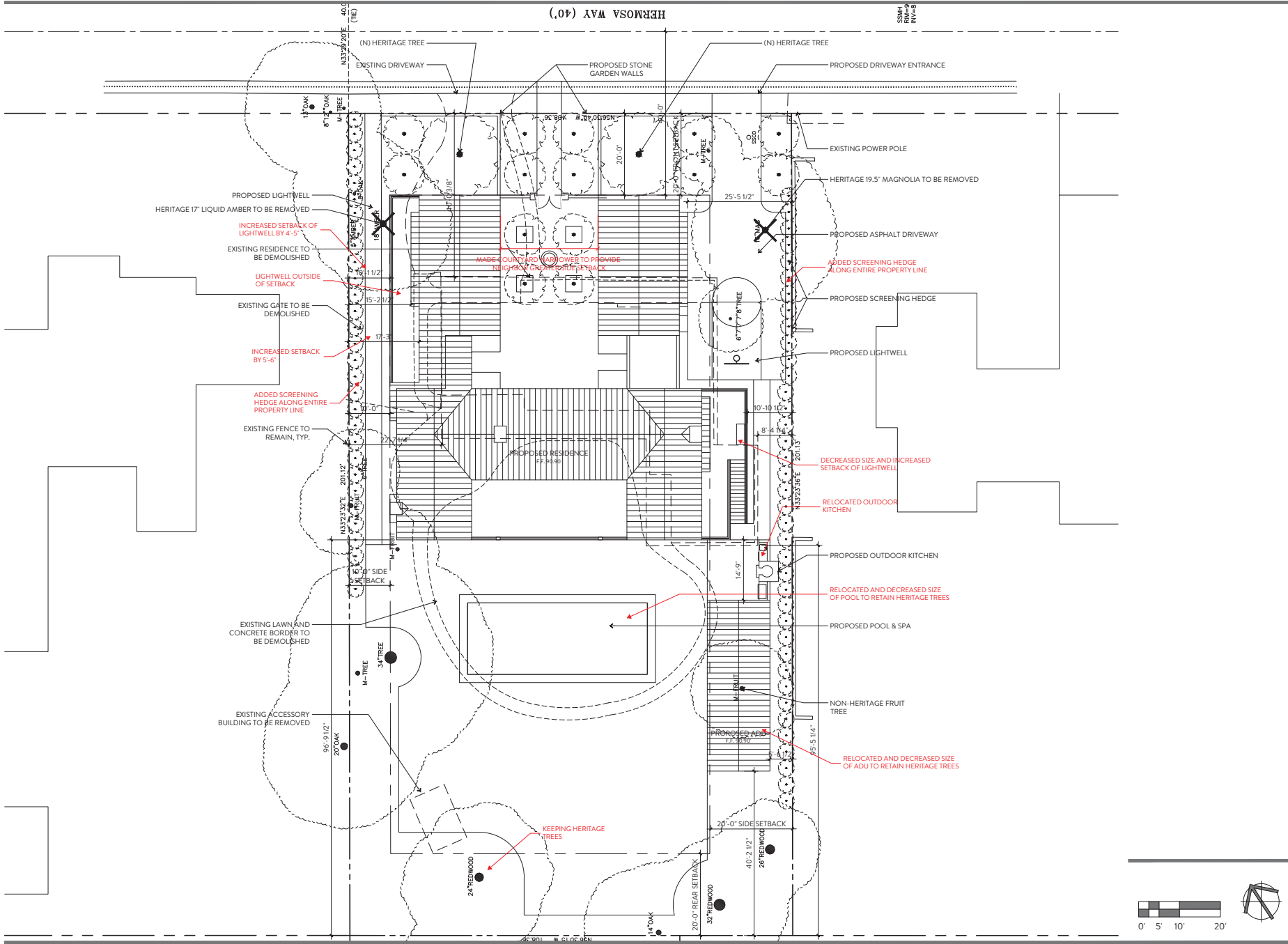
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AREA PLAN & STREETSCAPE B

SCALE AS NOTED

A1.0



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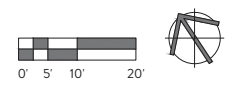
PROJECT NO. 2001
755 HERMOSA RESIDENCE
755-HERMOSA WAY | MENLO PARK, CA 94025 | APN 071-241-030

DATE	REVISION

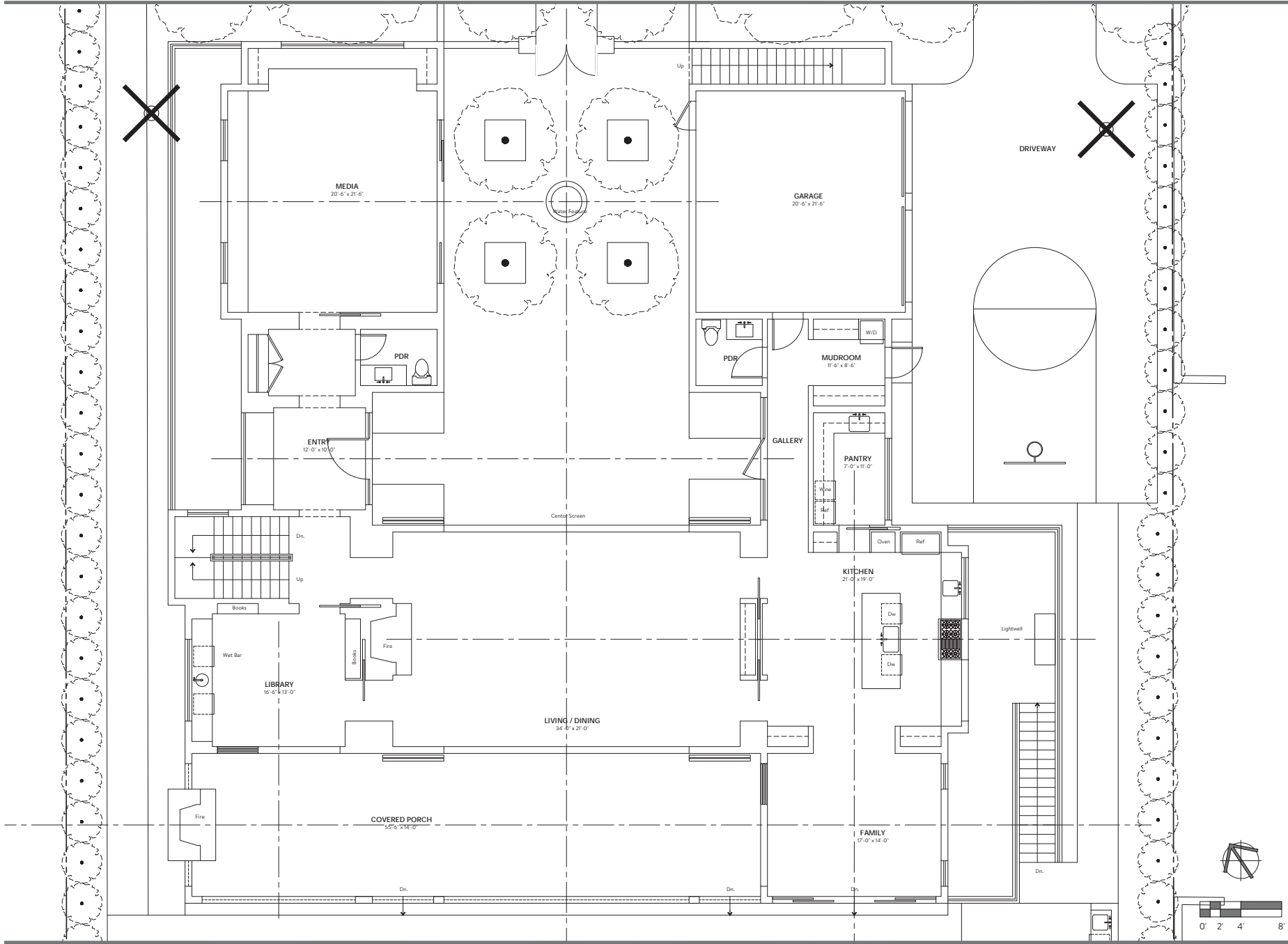
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SITE PLAN B

SCALE 1" = 10'-0"



A1.1



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PROJECT NO. 2001
755 HERMOSA RESIDENCE
 755 HERMOSA WAY | MENLO PARK, CA 94025 | APN 071-241-030

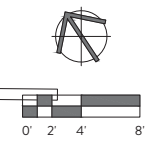
PLOT DATE	1/26/2021
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DATE	REVISION

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FIRST FLOOR PLAN B

SCALE 1/4" = 1'-0"

A2.1





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PROJECT NO. 2001
755 HERMOSA RESIDENCE
 755 HERMOSA WAY | MENLO PARK, CA 94025 | APN 071-241-030

PLOT DATE 1/26/2021
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DATE REVISION

DATE	REVISION

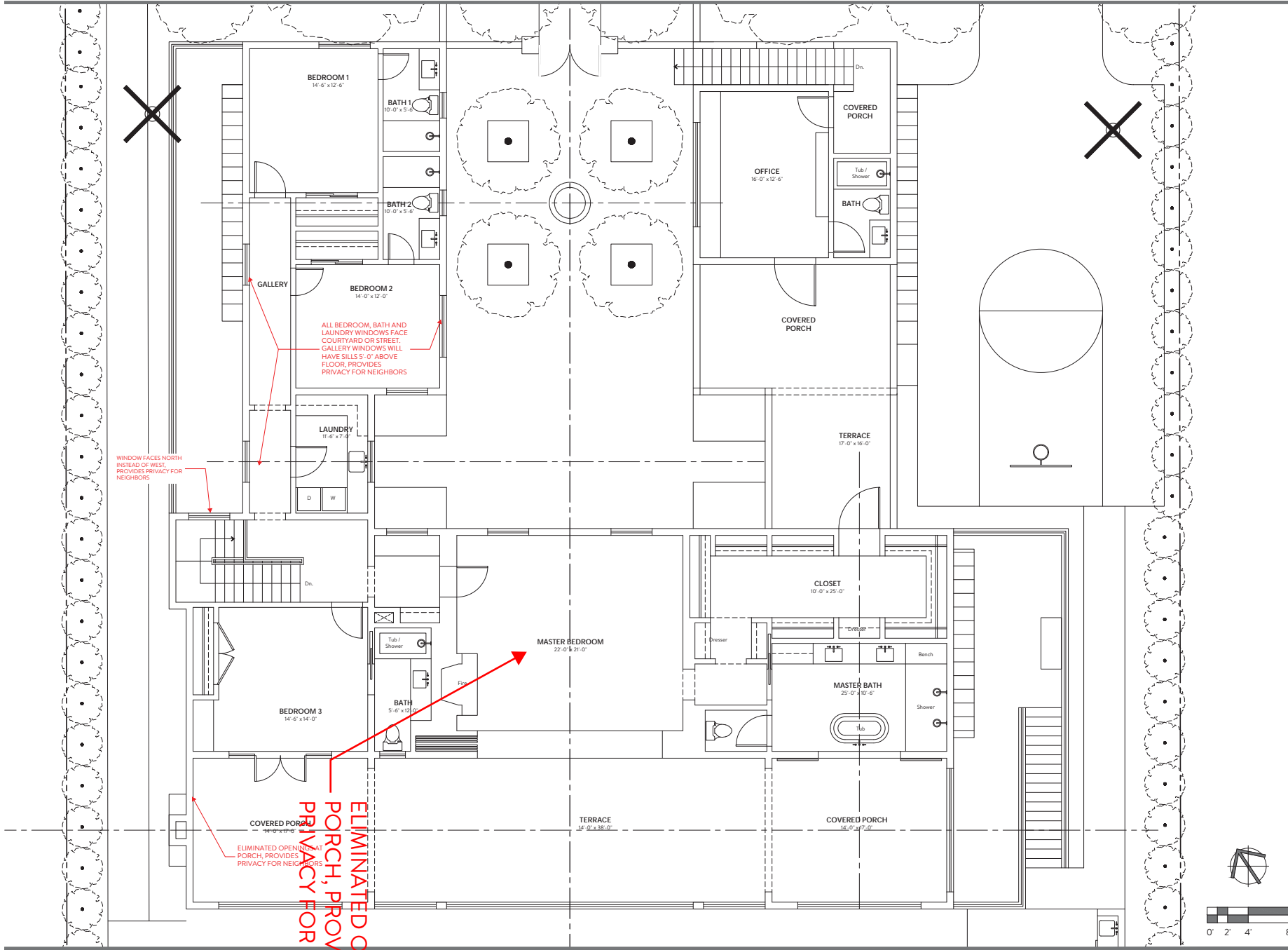
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SECOND FLOOR PLAN B

SCALE 1/4" = 1'-0"

A2.2

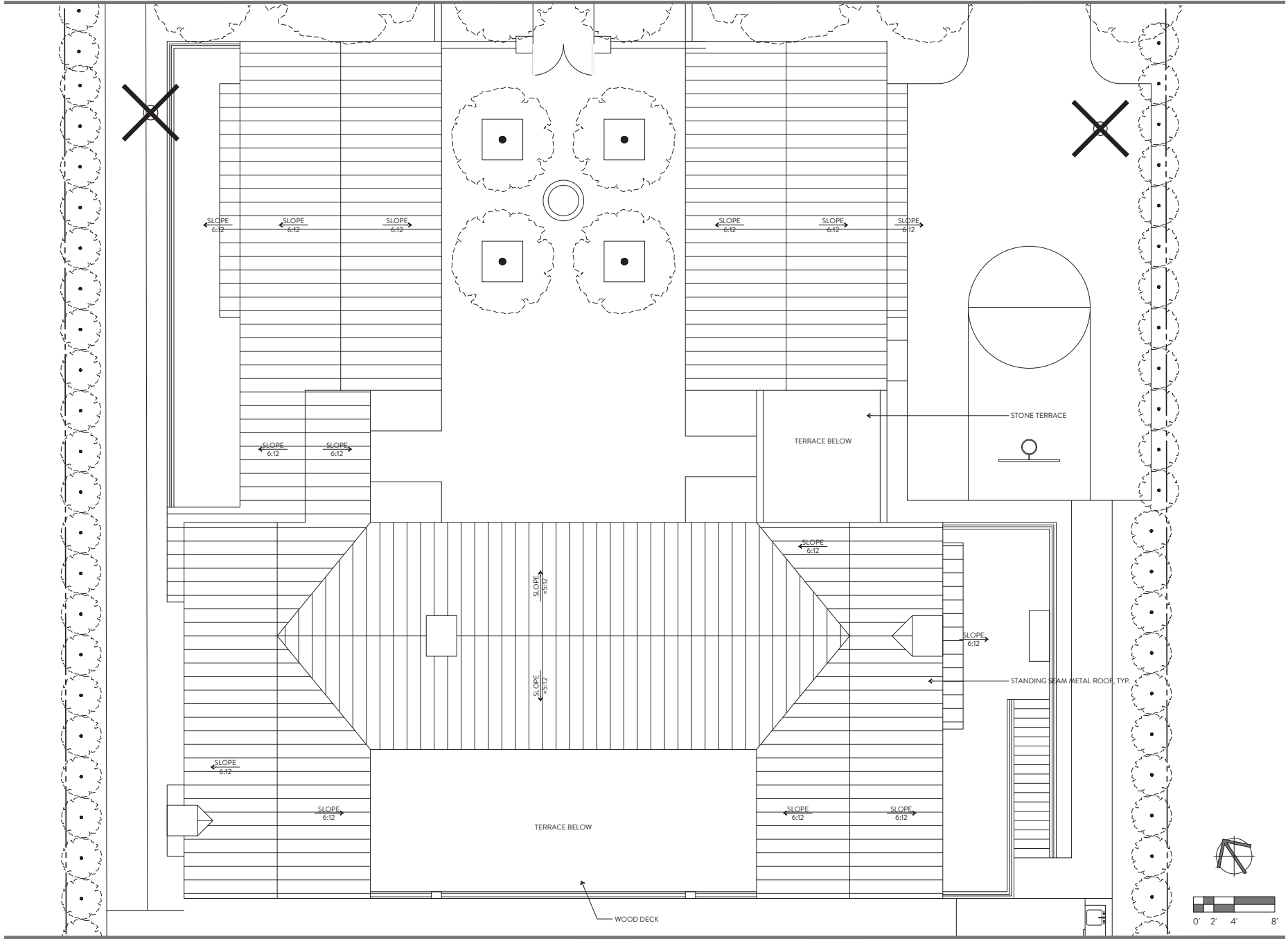


WINDOW FACES NORTH INSTEAD OF WEST PROVIDES PRIVACY FOR NEIGHBORS

ALL BEDROOM, BATH AND LAUNDRY WINDOWS FACE COURTYARD OR STREET. GALLERY WINDOWS WILL HAVE SILLS 5'-0" ABOVE FLOOR, PROVIDES PRIVACY FOR NEIGHBORS

ELIMINATED OPENINGS AT PORCH, PROVIDES PRIVACY FOR NEIGHBORS

ELIMINATED OPENINGS AT PORCH, PROVIDES PRIVACY FOR NEIGHBORS



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PROJECT NO. 2001
755 HERMOSA RESIDENCE
 755-HERMOSA WAY | MENLO PARK, CA 94025 | APN 071-241-030

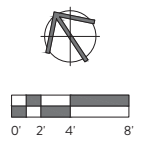
PLOT DATE	1/26/2021
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DATE	REVISION

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ROOF PLAN B

SCALE 1/4" = 1'-0"

A2.3





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PROJECT NO. 2001
755 HERMOSA RESIDENCE
755 HERMOSA WAY | MENLO PARK, CA 94025 | APN 071-241-030

PLOT DATE	2/2/2021
DRAWN BY	
DATE	REVISION
10/23/2020	USE PERMIT

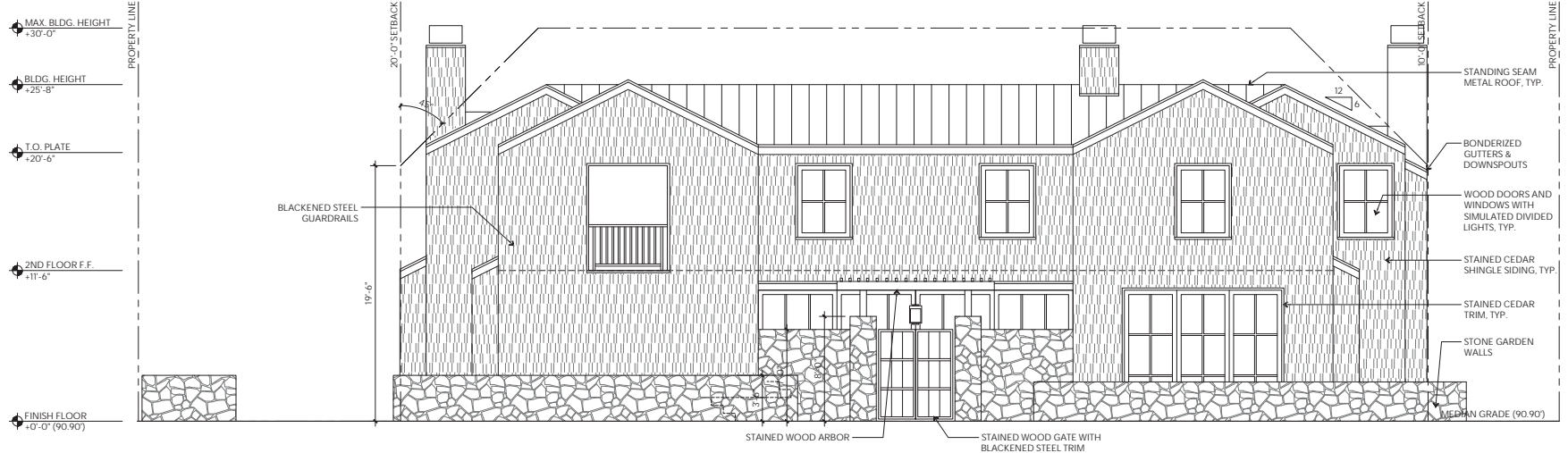
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BUILDING ELEVATIONS

SCALE 1/4" = 1'-0"

A3.0



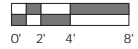
2. NORTHEAST / FRONT ELEVATION B

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



1. NORTHWEST / SIDE ELEVATION B

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



From: [Meador, Kaitie M](#)
To: [Meador, Kaitie M](#)
Subject: FW: Concerns for Project Proposed at 755 Hermosa Way
Date: Friday, May 28, 2021 6:50:26 PM
Attachments: [CMP_Email_Logo_100dpi_05d92d5b-e8e3-498f-93a6-d0da509bd6021111111111.png](#)

Dear Kaitie:

The following are the full details regarding the concerns I have for the proposed building plans at 755 Hermosa Way.

I am writing to submit comments on the application submitted on May 4th for a Use Permit for the substandard lot at 755 Hermosa Way. I live next door at 719 Hermosa Way, which is the property immediately adjacent to the southeast. Like my neighbors, I have significant concerns about the impact of the proposed project--on my property, as well as the community as a whole.

It is important to note that I had not seen any specific development plans for the proposed project until this past week. The applicants left a gift basket and note last August, after which I offered to meet with their architect so that they would have a good understanding of the layout of my home and how best to design theirs to minimize impact. I am a design professional and recognize the importance of neighborhood outreach when designing a new home. At the time I met with the architect, she had only an initial sketch of a design, little else. I was asked if I would be willing to plant a screen hedge on my side of the property and take down a large tree on my property. I said that I would not.

Since that initial meeting in 2020, I have had no interaction with the applicants directly, and I was never shown a set of plans. My mother has been seriously ill and I have been traveling a lot to care for her, so the project has not been top of mind. In late April, I received a note in my mailbox from the applicants, which prompted the discussion with my neighbors, who reached out to see if I had seen the revised plans. The neighbors (not the applicant) shared the recent set of revisions, submitted on May 4. Little, if any, of the input I shared with the architect appears to be included in the plans. I have now seen the comments submitted by many of my neighbors--notably, those submitted by the neighbors at 777 Hermosa immediately to the northwest of the proposed project--and agree with the significant issues they raise.

Rather than restate all of the issues that are clearly presented in the comments submitted by the neighbors at 777 Hermosa this month (May 2021), I will simply state that I wholeheartedly share their concerns and believe that there are many ways the applicants can adjust their architectural design to mitigate the impact on the adjacent properties, while also building a beautiful house for themselves. I will highlight the issues that directly affect my property, and add a few others.

ISSUES CREATING SIGNIFICANT PRIVACY IMPACT ON ADJACENT PROPERTIES

There are at least four major concerns that I share with the neighbors, specifically with respect to the impact that the proposed development will have on the enjoyment of our property and our privacy. I have three young daughters, so privacy and the enjoyment of our backyard is an important priority for our family.

1. Scale and design of U-shaped structure pushes massing to the side setbacks

It is widely recognized throughout Menlo Park that new homes should be designed to keep the main massing of the structure to the center of the property, thereby softening the impact on neighbors. My own home provides a good example. When the previous owners built the home, they met with the neighbors on both sides and purposely designed the home to locate the second story centrally, such that only one story reached the setbacks. The applicants, in contrast, are proposing a U-shaped design with a large central courtyard at the front of the home and two-story massing at the rear that extends out to the allowable setbacks on both sides. This preserves privacy for the applicants, at a significant expense to the neighbors' privacy.

Given the massive scale of this home, and the large lot size, the home should be designed with the goal of softening the impact on the neighbors. The current design does not accomplish that.

This could be addressed in several ways. First, the FAL calculations should include the second story terraces, and the size of the home should be recalibrated accordingly. The interior courtyard is very large and takes up literally one-third of the width of the lot. The applicants could reconfigure the front of the house to move more of the massing to the center of the lot, which would reduce the impact of the large two-story structure on the adjacent neighbors.

If the interior courtyard remains, then it should be reduced in size. The house as a whole could be made narrower, as was done with the new home built at 746 Hermosa. There is ample room to extend the length of the house to have substantially less impact on the privacy of the adjacent property owners. Upstairs windows should be oriented toward the courtyard; any windows that face outward toward adjacent properties should be adjusted to minimize their impact on the neighbors' privacy.

2. Second story terraces and covered porch provide direct viewing into private areas of my home

As the neighbors at 777 Hermosa have pointed out, the large interior terrace and covered porch on the southeastern wing are not currently included in the allowable FAL calculations. They should be included because they are fully surrounded by other interior living spaces. This would add almost 400 sq ft to the size of the home, thereby exceeding the maximum allowed FAL. I agree that this is a very bad precedent to set for the Menlo Park community. In addition, the large openings for both the covered porch and the terrace will look directly into my backyard and bedroom windows.

As I understand it from the project description submitted by the architect, the U-shaped architectural design is supposed to "allow most of the second-floor windows to face inward, rather than overlook neighboring properties" and "minimize the number of openings on the second story to provide privacy for the neighbors". It is difficult to see how the current design accomplishes this, given the very large openings facing directly into my second-floor.

3. Second-floor terrace at the back of the home will provide direct views into my private patio, pool, and backyard

I strongly oppose the large second-story terrace that is proposed to extend off the master bedroom. This very large terrace will be a significant invasion of our privacy, allowing direct views into our backyard, pool, patio, dining room, lower bathroom, and second story bedroom. With three young daughters, this is a very significant concern, not to mention the impact it could have on my property value. While a 7' hedge may provide screening from the first-floor, it will do little good to protect views into our pool area from the back terrace on the second floor. As the neighbors point out, people standing on the terrace will be standing at a height that is already higher than the hedges, at a distance that allows direct viewing. We invite the planning committee to come view the proposed terrace site from each of the adjacent yards to verify the impact.

Like my neighbors to the northwest, I believe the rear terrace should be eliminated entirely.

4. Sport court encroaches into the side setbacks and will create excessive noise?

- The sports court/ driveway will be directly adjacent to my front and side gardens. Also, I am concerned that the noise from the proposed sports court will greatly impact my privacy and family gathering areas of my kitchen, front vegetable garden, bathroom, dining room, outside dining area and upstairs bedroom.
- Since the owners are applying for a conditional use permit on a substandard lot, the city should give extra consideration to the many different uses being proposed for a residential property in the heart of Menlo Park. The applicants are proposing a large pool, ADU, outside fireplace, BBQ, and basement that will include a gym, a yoga studio, a spa/sauna/steam room, a theater, wine cave, and additional living areas. The addition of a large sports court at the front of the house, directly adjacent to my kitchen, kitchen garden, lower bathroom, dining room and patio dining area seems to go beyond the allowable limit. More importantly, it would greatly infringe on the enjoyment of our family home and has the potential to create an unreasonable nuisance.

Thank you for your professional and earnest consideration of these issues raised about this project by my neighbors and myself.

Please feel free to contact me directly if you have any further questions.

Best regards,

Molly Fogg Kardwell

(650) 223-4013

mollykardwell@gmial.com



Kaitie M. Meador
Senior Planner
City Hall - 1st Floor
701 Laurel St.
tel 650-330-6731
menlopark.org

From: [Doug Devine](#)
To: [Meador, Kaitie M](#); [Khan, Fahteen N](#)
Cc: [Doug Devine](#); [Devine Nan](#)
Subject: 755 and 654 Hermosa Way> Proposed new homes
Date: Wednesday, January 20, 2021 12:40:51 PM

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Hello Kaitie and Fahteen,

We are writing to you both as it has come to light over this last week that our voices as a neighborhood is a ground swell of concern over the proposed construction of the new homes at 654 and 755 Hermosa Way. As I wrote last week, we have been residents of Hermosa Way for over the last 40 plus years and of Menlo for 50 years. We love our neighbors and our neighborhood and a number of the residents feel strongly about these issues as we foresee additional new construction projects on the near horizon. Our overarching concern is, should the Planning Department allow these 2 proposed new homes to encroach into the required side set backs, that a precedent for all new future homes could well be anticipated for Hermosa Way.

Secondly, we hold that cutting down and removing heritage trees is unacceptable, particularly when these lot sizes allow plenty of room for the placement of both the home and the ADU unit and the trees.

Beth Benjamin has stated our concerns very succinctly below:

- 1. Encroachment into the minimum required setbacks** on both sides of property (leaves only 4 ft to the property line and no room to plant adequate screening). This could set a precedent for other homes built in the future, notably 654 which is requesting the same
- 2. The removal of 3 heritage trees** (a magnolia and liquid amber at the front, and redwood tree at the back). All three trees are at the perimeter of the property and could easily be preserved (i.e., the building envelope could be moved to accommodate the trees without sacrificing sq footage). Notably, **both trees at the front side perimeters are within the minimum required side setbacks**

3. The placement of the home on the lot, given its very large scale relative to other properties (9700 sq ft). The proposed design is a two-story U-shaped home, placing the large bulk of the home right at the minimum required front and side setbacks, in order to preserve a large inner front courtyard for the residence. This places the burden of the home's bulk disproportionately on the neighbors. Because the proposal is (currently) to put the house at the furthest north (front) and east (side) setbacks, and requests to encroach into both side setbacks with lightwells, it technically doesn't meet the zoning requirements for Zone RE (10ft yard on each side and 20ft to front). It also means that all of the second-story windows on the northeast will look directly into the neighbors' bedrooms, greatly impacting their privacy. Again, should this be allowed for either project proposed for 755 or 654, it could be allowed for other projects in the future.

4. The proposed building site for an ADU at the far back (northwest) of the property not only requires the **removal of a heritage redwood tree**, but also threatens the health of a **mature heritage oak tree on the neighbor's property** (in the dripline of the tree). The ADU could be moved over to avoid this. In addition, the request to encroach into the setbacks in the front also threatens a smaller CA oak (borderline heritage) on the neighbor's property.

5. **No outreach to neighbors** to discuss impact prior to submitting original plans, which is not in keeping with past/typical practice on the street

6. Hermosa Avenue is characterized by large heritage trees and spacious lots (with distance between houses). The two requested projects could have a **negative impact on the character of the neighborhood**.

We are hopeful, and as a neighborhood, looking to the Menlo Park Planning Department/Commission to hear our heartfelt concerns and render decisions in favor of our neighborhood.

Thank you for your thoughtful attention,
Doug and Nancy Devine

From: [Allison Chao](#)
To: [Meador, Kaitie M](#)
Subject: 755 Hermosa Way - comments on current plans
Date: Tuesday, January 19, 2021 11:40:32 PM

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Dear Katie,

I am writing to you with regards to the current home plans that have been submitted to the Planning Commission for 755 Hermosa Way.

My family has lived on Hermosa Way for close to 20 years and have lived at three different addresses: 999 Hermosa Way, 590 Hermosa Way and now 605 Hermosa Way and we adore this neighborhood and the families on this block. We also built a custom home on this street at 605 Hermosa Way about 11 years ago and have seen the neighborhood change and grow and have seen many new home construction projects. We fully support new construction on our street as we were one of those owners. At the time of our construction project which was done by Pacific Peninsula Group in Menlo Park, they advised us to let our neighbors know in advance about our plans to build a new home. We did that and were able to get letters from our neighbors in advance before we submitted our plans. From what I understand, this was not done for this project.

We just want to make sure any new construction complies with the current setback requirements and that exceptions are appropriately discussed and that the feedback and comments that the neighbors directly adjacent to the new home at 755 Hermosa Way are addressed.

We love our street and hope the new home will comply with current setback requirements without making any exceptions. We also hope any heritage trees are preserved in order to maintain the character of the street and the privacy of our neighbors.

Thank you in advance for your help in addressing these issues.

Warm regards,

Allison Chao
605 Hermosa Way

To: Kaitie Meador, Senior Planner
Menlo Park, Planning Commission
Date: Dec. 11, 2020
Subject: Application Submission
755 Hermosa Way

Hi Katie,

As you know, we are the owners of 777 Hermosa Way, the property immediately adjacent to the applicants at 755 Hermosa Way. We are concerned that the new residence being proposed for the property at 755 will have a substantial negative impact on the use and enjoyment of our property, notably affecting the character of our home, our privacy, and sunlight. This note summarizes our concerns and proposes some possible mitigating solutions.

To be clear, we only just received the development plans when we requested them from you (after receiving the Notice of Application Submittal). We were surprised that neither the applicants nor their architect had reached out to us to view our property, given the direct impact of such a large project. This past week, after we contacted you, the applicants asked us to meet with their architect and we took the opportunity to show her our property. We would have happily done so earlier, and, after meeting with the architect, we suspect it would have significantly influenced several of their design decisions.

We do not know what you know about the history of development in our neighborhood, but there have been seven houses built or substantially remodeled on our street over the last nine years, two of which have been in our immediate vicinity. In each of the latter cases (those in closest proximity), the applicants have shared their plans with the surrounding neighbors from the outset and went to great lengths to take privacy concerns into account. We would very much like to continue in that neighborly tradition with the currently proposed development.

On Tuesday, we met with the architect responsible for the project, Kirby Lee, and had a positive discussion about our concerns. She seemed genuinely surprised to see the proximity of our master bedroom, our daughter's bedroom, and a first-floor bathroom – all with windows facing the proposed development. We laid out our concerns to Ms. Lee, but want to be clear that this is the first time we were given an opportunity to do so. We have no desire to interfere with the applicants' efforts to build a wonderful home next to us. Our neighborhood is a friendly and welcoming one, and we are sincere in wanting to welcome this family. We are good friends with our neighbors up and down the street and hope that our new neighbors will enjoy our close-knit community.

Summary of Plans

We will not describe the current plans in extensive detail here other than to say that they describe a 6700 square foot house above ground, with a 3000 square foot basement, which is close to the maximum size that could be built, if the applicants are issued a conditional use permit on the substandard lot. The proposed home is, for all practical purposes, the largest possible home that could be built on this lot.

The proposed placement of the home on the lot puts the house in the farthest northwest corner, at the setback lines, as close to our house as possible. Specifically, the proposed building site will be ten feet closer to our home than the existing house and 20 feet closer to the front property line. This brings many of the second-story windows closer to the front of the house and directly in line with our home and our bedroom windows. As currently proposed (although, to be fair, the architect indicated that she did not realize this), these windows will look directly into our most private spaces, including our master bedroom, our older daughter's bedroom, a shower/bathroom, and a private patio and spa. In addition, the current plans propose a light well that would encroach significantly into the side setback by another six feet. This means the exterior wall of their home (notably, the "kids' den") would be a mere 28 feet from our master bedroom, and major construction of a large basement would be happening only fourteen feet from where we sleep.

Concerns

Our main motivation is to preserve the privacy and value of our home, and our greatest concerns have to do with light, privacy and proximity issues. We have a few other concerns about heritage tree preservation, privacy screening, and accommodations that should be made to ensure that the trees and shrubs along the property line are protected, but the following are the primary concerns. We believe there are some straightforward modifications that could significantly alleviate many of these.

- **The size and scale of the residence.** This house could easily be the largest on our street and in our immediate neighborhood. While we realize the codes may allow a house of this scale, the house should not be distributed on the lot in such a way as to impose the burden of that scale on the neighbors, especially if there are other alternatives. We would contend that a home of this size, especially on a substandard lot, requires some creative planning, as others on this street have done. While we don't dispute that applicants should be able to build to the maximum size, we believe the placement of the house on the lot at -- and into -- the side setbacks makes it very imposing from our property. This is especially the case because both stories go the full length of the home. In the past, other neighbors (e.g., 719 Hermosa, which was built about 8 years ago) have mitigated this by locating their second stories closer to the center of the property, thereby providing more privacy to and less impact on their neighbors. Reducing the scale of the second story allows greater separation from other neighbors and reduces direct viewing into adjacent private space.

- Placement on the lot.** As mentioned, the close proximity of this large two-story home immediately against the front and west setbacks (northwest corner of the lot), will disproportionately impact our property. We have a one-story cottage style home, which we chose purposely many years ago for the character, space and privacy it provides. We believe that placing the new home in the far northwest corner of its half-acre lot – immediately adjacent to our one-story house--risks significantly changing the character and enjoyment of our property. Not only does it diminish our privacy, it will also block direct sunlight into the entire east side of our home, which is the only side of our house that currently gets direct sunlight (given heritage trees), and which we have enjoyed for many years. Relocating the home ten feet closer on the side yard and twenty feet closer in front--which is as close as it can legally be placed--will create significant shading to an area we use frequently. In addition, because of the proposed placement, the new home—if located on the setbacks—will look directly into our master bedroom from three sides--the front, side, and back, which on a lot of this size, in this neighborhood, is unnecessary. As we mention in the next section, we think there are ways to mitigate these issues, which would still allow the applicants to maintain the essential design they've proposed.
- The second story windows will greatly impact our privacy.** Our house is a one-story home, with a private yard, patio, and spa/hot tub on the southeastern side. Because the proposed home is a large two-story home pushed up against the front and side setbacks, the second story windows in the proposed home's stairwell, bathroom, bedroom, and laundry room will all look directly into our most private spaces – our master bedroom (from three sides), our older daughter's bedroom, and a bathroom window looking directly into our shower, not to mention our hot tub and private deck and yard. We also have another outdoor seating area that we use constantly, which may also be impacted. Our courtyard was designed to maximize privacy and it has been completely private since our home was originally built. The shower windows are large enough to view into, should someone be viewing from a second-floor window in the proposed site plan. Again, to be fair, it appears from our discussion with the architect, the applicants were completely unaware of this until yesterday. That said, many of these problems could have been avoided had there been outreach to us, prior to submittal of the plans to you.
- Heritage tree removal.** As Christian Bonner will attest, we are generally very much against the removal of heritage trees. We have 11 heritage trees on our property, which we maintain. While we can understand the removal of trees for the building of a primary residence—or the extension of a primary residence—we do not condone removing redwood trees, in particular, as they are protected. We have no problem with the ADU. But we would like to point out that we have five redwood trees on our property, and the original owners were required to build the garage/office *around* the existing trees. If a precedent is set allowing the removal of redwoods, we will likely

seek similar accommodations, as will several of our neighbors, who would also like to remove large trees in order to improve their properties.

- **Lack of privacy screening.** There is no privacy screening whatsoever along the northwest side of the property, despite the fact that the house is being placed right up against the setbacks. If the lightwell is allowed to encroach into the setback, as planned, there will be no room to even plant screening trees. Given that fundamentally all of the second-story windows are on the side of the house that faces us, allowing development into the setback (which renders it more difficult if not impossible to provide screening) should be reconsidered. At the very least, if the applicants insist on the lightwell in the setback, then they should be required to seek a variance.

Possible Solutions

We realize that some of these suggestions will alter the current plans being proposed for this property. Our sole goal in making these suggestions is to pose options that will not substantially alter the overall design of the proposed home; but will allow us to preserve the value, privacy, and enjoyment of our own property. Accomplishing both objectives requires some modest accommodations on all sides.

- From our perspective, the first and most straightforward solution is to *flip the front wings of the house and move the driveway and garage to the westerly side* adjacent to our (777) property. This would be more consistent with the layout of the existing site plan, and would minimize the impact of such a large project on our home and property. This achieves multiple goals:
 - It removes the second-story windows that would look directly into our master bedroom (from three sides), older daughters' bedroom, hot tub, deck and courtyard. Given that the property on the east side (719) sits back further from the road, bedroom #2 will only look into the front yard of the adjacent property on that side, and the other windows can be adjusted if needed to minimize views. In addition, because the original owners of 719 proactively designed their home to minimize impact on 755, the second story of that property is set back away from the west side of the property—it is not up against the property line, thereby providing greater separation. Taken further, this design has the additional benefit of increasing privacy and even sunlight for the owners of 755. If the wings were flipped entirely, bedroom #3 would get far more sunlight, given trees and the direction of the sun, and the other rooms would not be affected. In fact, the master bath would probably enjoy more privacy.
 - Changing the placement of the driveway also increases the side setback from our property, which would accomplish two of our other primary objectives

- 1) It increases the distance from our master bedroom to the exterior wall of the new home. As planned the living space of 755 is only 29 feet from our master bedroom. We are somewhat concerned about the “Kids Den” being immediately adjacent to our master bedroom and only 28 ft away from where we sleep, with two first floor windows directly facing our bedroom (we’ve had children - both young and teenagers - and wouldn’t put their play room next to a master bedroom). If the garage were adjacent to our house, this space would be further away from the neighboring buildings (because 719 sits further back on its lot, the kid’s den would simply look into the front yard on the other side and not the home).
 - 2) It allows sunlight to continue to flow into that part of our home. Because the sun goes east to west, by moving the driveway to the western (777) side and moving the proposed residence away from the setback by 20 feet, we would maintain light and privacy. Once again, given the direction of the sun, and the placement of the homes on their respective lots (from front to back) this would in no way impact the sunlight flowing to the residence at 719.
- Reduce the size of the inner front courtyard and move more of the second story of the house to sit squarely at the center of the structure. This would reduce the impact of the second story on our property and would open up more room on the sides to plant privacy screening. With all due respect, the project design site plan states that the goal of the design is to “*minimalize the massing by siting the bulk of the structure towards the center of the property*”. The current design pushes a lot of the bulk of the building to the two outer edges of the property, while preserving a large inner courtyard for the applicants. If a house of this scale is to be built in this neighborhood, it should not place the burden of its scale on the neighbors when there is ample room on the lot to accomplish the scale in less intrusive ways.
 - Narrow the width of the house and center it on the lot. Again, there is ample room to extend the length of the house in a way that will have substantially less impact on the privacy of the adjacent property owners.
 - Remove the light well (and ideally the basement) and center the home on the lot to allow for more privacy and plant screening to block views into our yard. There is currently no room for planting and screening with the light well taking up a significant portion of the side setback.
 - Move the second-floor windows to the inner courtyard. The project description states that the design goal was to “maximize the sense of space and privacy for both the neighbors and the applicants” ... with “most of the second-floor windows to face inward rather than overlook the neighboring properties”. Looking at the northwest/front

elevation plans (page A3.0), this is not at all apparent. There are six large windows looking directly into our bedrooms, bathrooms, spa and courtyard. In keeping with the proposed project description, the applicants could reconfigure the second-floor layout of the northeast wing such that both bedrooms and the laundry look into the front courtyard, rather than the private spaces of our property. The large stairwell window could be resized and positioned to minimize viewing and light at night from the windows.

- Remove balcony openings to the east and west sides to preserve the privacy of adjacent homes and minimize views into adjacent property. The architect told us that the revised plans would put walls on the western side of the ground floor patio and the second-story balcony, which would address this issue.
- Potentially modify the height or pitch of the roof to mitigate the blocking of sun to the northeastern part of our house. We suspect this may not accomplish much if the home continues to be placed at the ten-foot setback.
- In addition to these other suggestions, there is currently nothing on the plans to indicate that the applicants intend to plant screening to replace the mature landscaping that they have begun to remove. As the plans are currently configured, with the lightwell encroaching into the ten-foot setback, there is no room to plant trees of sufficient height to screen views into our bedrooms, courtyard, and spa. That said, while screening is a necessary condition for reducing the impact on our property, it is not sufficient. No amount of screening is guaranteed to block the view from the currently proposed second-story windows directly into our private spaces.

Additional questions/issues regarding plan accuracy and next steps:

- 1) We have made these suggestions based on our understanding of the current plans and a walk through with the architect, Kirby Lee. We think there are few places where there may be some confusion about distances. For example, the plans indicate that the lightwell on the northwest will encroach six feet into the ten-foot setback, but the site map indicates nine feet remain from the edge of the lightwell to the property line. A physical check of the distance to the design stakes suggests it is less than 6 feet from the fence to the edge of the lightwell. Either way, this again is very close to our master bedroom and we would like to get a recalculation and measurement of the distances.
- 2) Currently, the documents indicate that there is no major landscaping/screening planned for the northwest side of the property, while there appears to be significant landscaping/screening planned for other parts of the property. Again, we believe putting the driveway on the northwest side would allow for greater privacy screening.
- 3) It would be helpful if story poles could be erected once the plans are adjusted so that we can assess the height of the proposed house in relation to our property. This would allow us to assess the impact on our light and privacy. It would also allow all of us to determine screening alternatives that maximize mutual benefit.

Conclusion

We realize we have raised a lot of issues and proposed some sweeping solutions. We are not trying to be difficult or obstructionist, but we do have legitimate concerns and are grateful for the opportunity to make our interests known. Our goal is to provide as much information as possible now, so that the applicants can factor these issues into their design as quickly as possible, address our concerns, and move forward. We hope, through a process of compromise, the applicants will create a property that they will love and enjoy for many, many years, with minimal impact on the enjoyment of our property. This is our “forever home” and we would be delighted to have a new and beautiful house next door and a wonderful family as neighbors. We look forward to welcoming them to their new neighborhood.

From: [Allison Hale](#)
To: [Meador, Kaitie M](#)
Subject: 755 Hermosa Way plans
Date: Wednesday, January 20, 2021 10:24:54 AM

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Hello.

I am writing about the proposal for new construction on 755 Hermosa Way.

It was disturbing to see a proposal for a project with so many variances against official zoning building guidelines and heritage tree rules, and which is against the character of the block of the street.

We are a friendly neighborhood with cooperation and consideration between neighbors, but that doesn't extend toward allowing the extraordinarily large homes that are being proposed to overbuild on lots and remove beautiful heritage trees. (I have separately made similar comments about the proposal for 654 Hermosa Way)

A large ADU that requires removing one heritage tree and threatening another is not necessary. There is plenty of room on these lots for reasonable space for reasonably sized ADUs.

Finally, privacy between our houses on this block makes for comfortable living. Large houses that build out to maximize the house on the lot, not allowing for privacy tree planting, should not be allowed, especially when they do not comply with zoning.

Also about privacy, orientation of the house could easily plan for views within the property, not toward neighboring properties.

I have lived on this block for over 20 years and the living quality here is exceptional. We are friendly, cooperative neighbors that respect each other and value our unique neighborhood, and would like it to stay in character. I would like to see a revised plan for 755 Hermosa Way within zoning and character-of-the-neighborhood guidelines, where neighbors value each other and our trees.

Sincerely,

Allison Hale, Hermosa Way resident for 20+ years
owner 916 Hermosa Way 2000-2012
owner 645 Hermosa Way 2012 +

From: [Martha Bacon](#)
To: [Meador, Kaitie M](#)
Subject: 755 Hermosa Way
Date: Wednesday, January 20, 2021 2:55:36 PM

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Hi Katie,

I am a 30 year resident of Hermosa Way. I am at 790 Hermosa- across and one over from the proposed home. I would like to voice my concerns as the plans for this new home are getting ready to go to the planning commission. My biggest concern is the request for a variance for the light wells for the basement. From looking at the plans and seeing the stakes in the ground, this takes the footprint of the house almost to the property line. The house would be constructed basically at the property line, especially on the side closest to Santa Cruz Avenue, which would also impede on the next door neighbors. I am aware, as well, that the plans for 654 Hermosa are asking for the same variance. What is the purpose of side set backs if you are willing to agree to the variance? This would be setting a bad precedent if these two new homes were allowed to build beyond the setbacks already in place. There are numerous large homes on Hermosa which have been able to work with the setbacks the way they are. I would encourage you to have them pull the sides of the home within the setback.

I am also concerned about the request to remove several heritage trees. There is a beautiful redwood in the back that they want to remove for their accessory building. The magnolia tree is stunning and the liquid amber provides a nice shield between the houses. All of these trees are on the perimeter of the lot and it seems completely unnecessary to remove them.

There are many of us who have had the wonderful opportunity to live and raise our families on this beautiful tree canopied street. Please consider these concerns as you work to help our new neighbors solidify their plans for their new home.

Thank you for your consideration.

Martha Bacon
790 Hermosa Way

From: [Chuck Robel](#)
To: [Meador, Kaitie M](#)
Subject: Proposed projects at 654 and 755 Hermosa Way.Katie
Date: Wednesday, January 20, 2021 1:49:27 PM

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Kaitie

A week ago I had sent a note to Fhateen on the 654 project and my concerns about the size and some of the variances being requested. Over the weekend I became aware of the 755 project and that has raised my concerns even more. Each project is upping the variance requests we have seen over the years. We faced this issue several years ago and these projects are more aggressive than that one. We believe there is a third coming on the street that I suspect based on my many years here will push the envelope even more as is typical and will leverage off of whatever variance you provide for these two projects. I strongly believe we need to preserve the character of the neighborhood and the proposals as presented are not close to being in line with the street as it exists now and are pushing limits that were adopted to prevent these type of actions. Hoping you will require both owners to pare back slightly to put the projects more within the norms of the street/neighborhood and the original intent of the zoning laws put in place by the city..

I am the owner at 635 Hermosa just for context.

Chuck Robel

Sent from [Mail](#) for Windows 10

Additional Comments Received after Staff Report Publication

January 10, 2022

Chairman Doran and Commissioners:

I'd like to introduce myself to the Commission and those residents joining at home. My name is Peter Hebert, and with my wife Gabriela, 6 years ago we moved to Menlo Park to live, work and raise our family. We have two children – 8-year-old Felix, 5-year-old Gigi – and our 1-year-old dog Bruno.

While we both grew up on the East Coast, today we're proud to call the Allied Arts neighborhood in Menlo Park home. We deeply believe in the value of an engaged community. Active young families are the lifeblood of any thriving city. Both our children attend Oak Knoll Elementary School and we are committed members of this community. My wife Gabby serves on the boards of both the Menlo Park Atherton Education Foundation and Friends of the Palo Alto Junior Museum & Zoo, and we're active supporters and volunteers with local organizations like the Boys & Girls Club of the Peninsula.

In respect of your time, I'll try to be as concise as possible. There's a final proposal before you tonight. This proposal is the result of exhaustive review by the Menlo Park Planning Division, whose staff provided constructive feedback and explicit step-by-step guidance throughout the process, requiring numerous plan changes to adhere to the city's zoning code and guidelines. As you've already read, the staff now recommends that the Planning Commission approve the proposed project. Something else the staff highlighted in its recommendation letter: the significant plan revisions made by the owners that **were not** directed by the City nor adherence to code. These were instead voluntary concessions to resolve what we were told – both verbally and in writing – were the most pressing concerns of our adjoining neighbors.

Six months ago – in July 2021 – we purchased the 755 Hermosa property and its project plans. Before closing, the prior owners shared that they had encountered friction over a year of neighborhood engagement before finally throwing in the towel. I did not receive, nor did I have the benefit of reading all the historic letters – from December 2020 to May 2021 – that were included in tonight's package before we purchased the property. I assumed there were misunderstandings and miscommunication along the way – but I had faith that our family's genuine desire to appease neighborhood concerns in concert with open, honest and transparent communications would prevail.

Our first priority as new owners was getting off to a fresh start, introducing our family to both adjoining neighbors on Hermosa Way and ensuring they understood our positive intentions. We wanted to be empathetic to their unique points of view, concerns and requests – and work diligently to find agreeable solutions to address any outstanding issues. I was able to meet with the residents of 777 Hermosa, in person, to hear out their perspective. Despite multiple attempts to meet-in-person or speak-by-phone with our new neighbor at 719 Hermosa, we settled for sporadic email correspondence.

We catalogued and addressed **all** of the issues that our adjoining neighbors told me were their most important concerns. Higher windows on the North side of the house, no upper story windows on the South side, master bedroom balcony removed, outdoor oven removed, planned basketball hoop—eliminated. We provided a full set of the revised plans that we intended to submit to the City to both adjoining neighbors – both provided their affirmative written acknowledgement via emails in August 2021 that we had resolved their principal concerns. Reading from one of those August 2021 emails: “We believe you have a right to build the home you want, and while we might be happier if the house were not as close as it is to the setback, we're not going to contest it.” And from the other adjoining neighbor:

“I think my main concerns have been addressed. Thanks for your help with clarifying these issues.” The revised plans they reviewed in August in great detail are **identical** with respect to the setbacks and planned lightwells to the final proposal in front of you today. I would be happy to provide copies of the email communications received from both of the adjacent property owners acknowledging that we had resolved their principal concerns.

It is also important to point out that the current plans before you are vastly different than the previous plans submitted to the City, to which all of the comments on pages 116–145 of the staff report/agenda packet were addressed. Our architect summarizes on pages 103–104 of the staff report/agenda packet the extensive changes made to the original submittal in response to the concerns addressed by those comments.

If that was the end of the story, we could all move on with the evening. But I was just days ago made aware, by a sympathetic Hermosa Way resident, that one street resident had this weekend circulated an email to other street residents expressing concerns about the lightwell encroachment on the South side of the property. This is an email that we, as fellow Hermosa Way neighbors, never received.

It’s my understanding that the purpose of setbacks is to minimize proximity of above ground structures to neighboring structures, to address mass and bulk of above ground structures and to permit landscaping between the structure and the property line. The encroachment of the one below ground lightwell maintains the setback of the above ground structures and has no impact on the mass and bulk of the building. The current plan provides more than adequate landscape area between the lightwells and the neighboring properties. In fact, both adjoining neighbors signed off on the adequacy of the landscape plan.

Yesterday, one of my neighbors was kind enough to provide me with a copy of correspondence sent last year by the prior owners of 755 Hermosa to one or more neighbors who had commented on the initial plans that they would be removing lightwell encroachments and would conform to the setback requirements. [The original plans had the lightwells encroaching on both sides within 5 feet of the property lines. The plans were redesigned to have 10-foot setbacks for the lightwells on both sides in response to concerns that were raised.] We have since reached out to the prior owners and they indicated that they understood that increasing the setback for the lightwells to 10 feet on both sides of the property met the setback requirements and did not constitute an encroachment. This misunderstanding led to their statement that they would eliminate any lightwell encroachment into the setbacks. We were unaware of this issue/neighborhood concern and it was never brought to our attention by either of the adjacent neighbors. At this point, there is no feasible way to increase the setback for the lightwell on the South side to 20 feet as that would create life safety issues.

Last night, I was also told that some neighbors on Hermosa Way are philosophically opposed to any use permit that would allow an encroachment of underground lightwells into the setbacks. However, pursuant to Menlo Park’s code, underground lightwells are allowed to encroach into the setback with a use permit. Unlike a variance, a use permit is not a special privilege. Applicants need not prove that they cannot build their project without the encroachment. In fact, a use permit should be approved unless the proposed use will be “detrimental to the health, safety, morals, comfort, or general welfare of the persons residing or working in the neighborhood of such proposed use, or will be detrimental to property and improvements in the neighborhood or the general welfare of the City.” The burden is on those challenging the use permit to provide facts about our specific project that will be detrimental to persons or property or the general welfare. As outlined above and in the staff report, our project has

been thoughtfully designed to address any and all of the principal concerns of our adjoining neighbors and neither of them expressed any objections to us regarding the lightwell into the side yard setback as shown on the existing plans. We have seen no evidence that our project would be detrimental or harmful to any other neighbors or property or the general welfare of the neighborhood or the City.

We're before you tonight with a simple desire – to build a beautiful and enduring family home that we understand conforms to Menlo Park's building code, meets the high aesthetic standards of the neighborhood, and ultimately proves to be an enduring asset to both the community and city at large.

Thank you for your time and we appreciate your support.

Peter and Gabriela Hebert
755 Hermosa Way
Menlo Park, CA 94025

Pruter, Matthew A

From: Doug Devine <mrandsdevine@gmail.com>
Sent: Saturday, January 8, 2022 9:04 AM
To: Pruter, Matthew A; Doug Devine; Devine Nan
Cc: Beth Benjamin; Sherman/Marilyn Eaton; Martha Bacon; Jaime Gonzalez
Subject: 755 use permit, side set back encroachment> Objection

Categories: Only Reply

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Mr. Matt Pruter, Planner
Menlo Park Planning Department

Dear Matt,

We are writing with great concern about the use permit for the side set back at 755 Hermosa Way, Menlo Park, CA, 94025. We object in allowing this home to encroach into the required setback in that it is not what was intended in the Menlo Park zoning regulation (16.08.100) *“Within residential districts ...excavating into the required setbacks shall not be permitted unless a use permit for this purpose is obtained from the planning commission.”* In other words, it is expressly prohibited unless an exception is made by the planning commission, which is typically only done when a lot is small or irregularly shaped, when retaining walls may be needed, and when neighbors do not object. Also the larger concern is that it could set a precedent for future development on Hermosa Way. Given that developers are increasingly attempting to build up to the maximum allowable square footage, permitting new projects to get around the required setbacks will create undue impact on homes that have rightfully adhered to the established regulations. Over time, this precedent will dramatically decrease the space between homes, reduce privacy, and change the long-established character of this neighborhood. We will be attending the Planning Commission meeting on Zoom this coming Monday night and plan to speak at the public portion against this proposed use permit.

Please forward this email to the new owners and the Planning Commission.

Thank you

Douglas and Nancy Devine
618 Hermosa Way
Menlo Park, CA 94025
Residence of Hermosa Way since 1979

Pruter, Matthew A

From: Martha Bacon <mhabacon@gmail.com>
Sent: Saturday, January 8, 2022 10:02 AM
To: Pruter, Matthew A
Subject: re: 755 Hermosa Way

Categories: Only Reply

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Dear Mr. Pruter,

I live across the street from 755 Hermosa Way. I am strongly against the possibility of the planning commission allowing this construction to go beyond the side set backs for their lightwell. As I said to the earlier planner on this project, there are many large homes on Hermosa and not one of them has been allowed a variance into the side set backs. I think you would be setting a dangerous precedent in allowing this variance to go through. Please advise the owners and the commission that this is unacceptable and that they surely can bring in their design in without compromising any part of their construction.

Thank you.

Martha Bacon
790 Hermosa Way

Pruter, Matthew A

From: Carol Jorgenson <caroljorgdesign@gmail.com>
Sent: Saturday, January 8, 2022 10:23 AM
To: Pruter, Matthew A
Subject: 755 Hermosa

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I understand this property will be under review at the upcoming Planning commission meeting. Like many of my neighbors I find the encroaching in the side setbacks unnecessary. Especially on the big lots on Hermosa and Cotton. The lots are all square angled and I think issuing use permits for putting in a basement access does not align with the "spirit" of the law.

Carol and Bill Mince
1300 Middle Ave.

Sent from my iPad

Pruter, Matthew A

From: Sherman Eaton <rifflehawk@sbcglobal.net>
Sent: Saturday, January 8, 2022 11:35 AM
To: Pruter, Matthew A
Subject: 755 Hermosa Way - Comments on the Proposed House Plans
Attachments: 755 Hermosa Way.pdf

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January 8, 2022

City of Menlo Park
Planning Commission
701 Laurel Street
Menlo Park, CA 94025

Attention: Matt Pruter

Subject: **Comments on the Proposed House Plans**
Encroachment into the Required Side Yard Setbacks
755 Hermosa Way, Menlo Park

We live at 690 Hermosa Way, across the street and two lots down from the proposed construction. We have lived at this address since 1972 where we raised our son and daughter. We feel very fortunate to call Menlo Park our home.

One issue, which we feel strongly about (and disapprove of), is the proposed encroachment into the side yard setbacks for the basement light well. There are other solutions to this problem, either locate the light well at the front or the back of the house or reduce the width of the house. Installing a basement does not give one the right to violate Menlo Park Zoning Requirements. Residents of Hermosa Way are very protective of our street and our neighborhood. We welcome new families to the block but we would expect them to comply with City Zoning Requirements, which are designed to protect the ambiance of our neighborhood.

We are not a single voice on this issue. The homeowners on either side of 755 Hermosa do not approve of this nor am I aware of anyone on Hermosa Way who would support this encroachment.

Thank you for your consideration.

Sherman & Marilyn Eaton
690 Hermosa Way
Menlo Park, CA
650-465-3942

Riflehawk@SBCGlobal.net

Attached is a PDF copy of the above letter

Pruter, Matthew A

From: Phil Deutch <pdeutch@ngpetp.com>
Sent: Saturday, January 8, 2022 3:56 PM
To: Pruter, Matthew A; Chow, Deanna M
Cc: Marne Levine (marne.levine@gmail.com)
Subject: 755 Hermosa Way plans

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Dear Matt and Deanna,

Happy New Year.

I am writing to support the plans for **755 Hermosa Way**.

We are neighbors at 958 Hermosa Way and like what they have planned -- the house looks like it will be a beautiful addition to the street.

As you know there is a house that is being built next to us and one that was recently built two doors down.

The street is changing, but very nicely and we think the plans for 755 are fantastic. We are supportive.

Please call with any questions,

Phil Deutch and Marne Levine

958 Hermosa Way

Menlo Park, CA

Pruter, Matthew A

From: marne.levine@gmail.com
Sent: Sunday, January 9, 2022 9:55 AM
To: 'Phil Deutch'; Pruter, Matthew A; Chow, Deanna M
Subject: RE: 755 Hermosa Way plans

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+1. We have loved living on the street. Happy to support you in any way.

-----Original Message-----

From: Phil Deutch <pdeutch@ngpetp.com>
Sent: Saturday, January 8, 2022 3:56 PM
To: MAPruter@menlopark.org; DMChow@menlopark.org
Cc: Marne Levine (marne.levine@gmail.com) <marne.levine@gmail.com>
Subject: 755 Hermosa Way plans

Dear Matt and Deanna,
Happy New Year.

I am writing to support the plans for 755 Hermosa Way.

We are neighbors at 958 Hermosa Way and like what they have planned -- the house looks like it will be a beautiful addition to the street.

As you know there is a house that is being built next to us and one that was recently built two doors down.

The street is changing, but very nicely and we think the plans for 755 are fantastic. We are supportive.

Please call with any questions,

Phil Deutch and Marne Levine

958 Hermosa Way

Menlo Park, CA

Pruter, Matthew A

From: John Gargiulo <john.k.gargiulo@gmail.com>
Sent: Sunday, January 9, 2022 10:00 AM
To: Chow, Deanna M; Pruter, Matthew A
Subject: In support of the proposed home at 755 Hermosa Way

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Hi Deanna and Matt,

We are Menlo Park homeowners (750 Sharon Park Drive) and wanted to share a note of support for Peter and Gabriela Hebert's proposed home at 755 Hermosa Way.

Peter and Gabby welcomed us to the area when we first arrived in 2011, and have been great friends to us and the community, strongly encouraging our family's move from Palo Alto to Menlo Park. The understated, U-shaped design of their home will be a great addition to the neighborhood. We're excited for the potential.

Thank you for all you do for Menlo Park,
John and Sidney Gargiulo

Pruter, Matthew A

From: Jim Bassett <docjbb600@gmail.com>
Sent: Sunday, January 9, 2022 4:00 PM
To: Pruter, Matthew A
Subject: 755 Hermosa Way project

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Dear Mx Pruter and Planning Commisioners,

I understand that the Planning Commission will be reviewing the proposed development at 755 Hermosa Way on January 10.

My wife and I have lived nearby, at 600 Hermosa Way, since 1982. We love this neighborhood and our neighbors. We raised our children here, and are pleased to learn that our new neighbors at 755 are looking to raise their children here!

The lot in question is spacious, nearly 22,000 sq feet, so it does bother me that the plans that are currently under consideration need to push light wells into the setbacks. To my knowledge, none of our street's other major remodels or new construction projects on roughly half-acre lots have encroached into allowable setbacks for excavation or light wells. In addition to being **opposed by the immediate neighbors**, I believe allowing this encroachment may set a **bad precedent for future development**. I am sure that even our newer neighbors will agree that we want to protect the character of the neighborhood by following the rules and avoiding "encroachment creep."

I appreciate the work of the Planning Commission, and encourage you to protect the character of our community by enforcing zoning requirements.

Sincerely,

Jim Bassett
600 Hermosa Way

Pruter, Matthew A

From: Iris Choi <iris.choi@post.harvard.edu>
Sent: Sunday, January 9, 2022 4:53 PM
To: Chow, Deanna M; Pruter, Matthew A
Subject: 755 Hermosa Way proposal

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Dear Deanna and Matt: I'm writing to you as a Menlo Park resident since 2012, in support of the new home proposal for 755 Hermosa Way. We think the new design proposal will add more beauty to the neighborhood and are excited for the addition of new homes throughout Menlo Park. We ourselves have had several neighbors build new homes in our adjacent lots and are happy when it helps increase all of our curb appeal and I think this would be true of the proposed build at 755 Hermosa Way.

Thank you,
Iris Choi
840 Magnolia Street
Menlo Park, CA 94025

Pruter, Matthew A

From: Husak, Todd @ Palo Alto <Todd.Husak@cbre.com>
Sent: Sunday, January 9, 2022 7:23 PM
To: Pruter, Matthew A
Cc: Chow, Deanna M
Subject: 755 Hermosa

Categories: Only Reply

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Matt and Deanna,

My name is Todd Husak and I live at 1660 Oak Ave. I saw that 755 Hermosa is on the agenda for the meeting tomorrow night and I wanted to write in support of the new development. The house appears to be a big upgrade over the current structure and it looks like the owner has made significant changes to the plans to accommodate the review process. Hopefully it is approved as I think it would a great project.

Thank you and let me know if there is anything I can do to help

Todd Husak | Managing Director | Lic. 01785130
400 Hamilton Ave, 4th Floor
Palo Alto, CA 94301
T 650 494 5182 | C 650 315 7865
www.cbre.com/todd.husak | [CBRE Tech & Media](#)

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Pruter, Matthew A

From: Hissan Bajwa <hissan@gmail.com>
Sent: Sunday, January 9, 2022 7:58 PM
To: Chow, Deanna M; Pruter, Matthew A
Subject: Letter re: 755 Hermosa Way Application

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Dear Deanna and Matt,

I live in Menlo Park near Peter and Gabriela Hebert. I understand they have an application before the Planning Department and I'm writing to you today to support their application and briefly share what my experiences with them have been like.

I have known the Hebert family for over 4 years through my work as an attorney and through our childrens' schools.

They are the kind of people that make Menlo Park a wonderful place to live and raise a family in. They are not simply residents, but are actively involved in critical initiatives to support and improve Menlo Park public schools and local cultural institutions.

In everything they do, as neighbors, friends, and colleagues, they are thoughtful, respectful, and considerate – and I have no doubt that they will bring all of those values to the construction of their new home, which will not only add to the unique beauty of Menlo Park but surely keep them contributing to our community for many years to come.

Please do not hesitate to reach out with any questions or concerns.

Sincerely,
Hissan Bajwa
1259 Hoover Street
Menlo Park, CA 94025

Pruter, Matthew A

From: David Mount <david@g2vp.com>
Sent: Sunday, January 9, 2022 10:39 PM
To: Chow, Deanna M; Pruter, Matthew A
Cc: Mount, Alice
Subject: Letter of support for 755 Hermosa Way Project

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Hello Deanna, Matt and Menlo Park Planning,

We are writing to voice support for the project at 755 Hermosa way as members of the Menlo Park community. We have lived here since 2012, and have three kids at Oak Knoll school, one at St Raymond. We are also active as volunteers at Oak Knoll, at St Raymond, and have been coaches for Alpine Little League and AYSO over the years as well.

We have known the Hebert family for more than 10 years, we have seen the plans for their new home and are fully supportive of their project. We believe that the plans represent a thoughtful upgrade to the property, and would be an improvement for the community.

Sincerely,
Dave and Alice Mount

1889 Camino de los Robles
Menlo Park, CA 94025

Pruter, Matthew A

From: ken drazan <kdrazan@gmail.com>
Sent: Monday, January 10, 2022 12:01 PM
To: Pruter, Matthew A
Subject: 755 Hermosa

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Dear Matt,

I am writing with regards to the home plans for [755 Hermosa Way](#). I've reviewed the plans submitted in advance for the Planning Commission's Jan 10 meeting agenda and would like to offer my full support. My family has been a part of the Menlo Park community for 20 years and we were also before the Commission several years ago when we set out to build our new family home on Claire Place. I have a deep understanding of what makes Menlo Park special, but also tremendous appreciation for the vibrant renewal that comes from significant improvements to Menlo Park's housing stock.

I believe this project will be an excellent addition to the neighborhood and support the Planning Commission's approval of the 755 Hermosa project. Thank you for your consideration.

Ken Drazan

[420 Claire Place](#)

--

Ken Drazan
+1.650.455.9320
Kdrazan@gmail
WeChat
WhatsApp

Pruter, Matthew A

From: Allison Hale <haleallisonhale@gmail.com>
Sent: Monday, January 10, 2022 12:23 PM
To: Pruter, Matthew A
Subject: 755 Hermosa Way

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I write in advance of this evening's planning commission meeting regarding the proposal for 755 Hermosa Way.

I write as a long-term resident of the block. From 2000-2014 I owned 916 Hermosa Way, and I loved the block so much that when I downsized I stayed on the block by buying a smaller property at 645 Hermosa Way.

It is a very special place to live with great neighbors.

However, the past few years I've watched some of the smaller houses replaced with larger and larger homes, usually closer to the street and to their neighbors, and the removal of important trees from the property to accommodate these large homes.

I must speak out about the proposal for 755 Hermosa Way to encroach 10' into the side set back. These building lots are plenty big enough to accommodate large houses, and I don't see the need to build houses that encroach into set backs, interfering with landscaping and privacy between homes.

I plan with interest to be on the zoom planning commission call tonight.

Allison Hale, homeowner
645 Hermosa Way (2014-current)
916 Hermosa Way (2000-2014)

Pruter, Matthew A

From: Lorna Vander Ploeg <lornajvp@icloud.com>
Sent: Monday, January 10, 2022 12:41 PM
To: Pruter, Matthew A
Subject: 755 Hermosa Way, MP

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Dear Mr Prutner,

I am writing to let you know that I strongly support maintaining and preserving the established set back regulations we currently have in place within our city building and development ordinances.

I therefore do not support a setback waiver being provided to the developer/owner of 755 Hermosa Way. I do hope that the city upholds the setback regulations for this project.

Sincerely,
Lorna Vander Ploeg
866 Hermosa Way,
Menlo Park

Sent from my iPad

Pruter, Matthew A

From: Mark Vander Ploeg <mvp5800@gmail.com>
Sent: Monday, January 10, 2022 12:56 PM
To: Pruter, Matthew A
Subject: 755 Hermosa Way

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Dear Mr. Pruter:

I am against any variance in allowing setbacks on this property that are not in compliance with existing zoning requirements. There is non need to establish a new precedent on a 21,700 sq ft lot. It is invasive to the immediate neighbors and unnecessary. This applies to any purpose or reason including light wells and excavation.

I am a homeowner at 866 Hermosa Way, and thank you for your attention.

Mark A. Vander Ploeg
mvp5800@gmail.com
650-867-1506

Pruter, Matthew A

From: Judy Citron <judy@judycitron.com>
Sent: Thursday, January 6, 2022 3:10 PM
To: Pruter, Matthew A; Chow, Deanna M
Subject: Project 755 Hermosa, MP

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Hi Matt and Deanna,

I hope you had a nice holiday.

I recently saw the renderings and floor plan for the proposed home at 755 Hermosa, Menlo Park. I have lived in Menlo Park for the past 30 years and have seen a lot of change over the years. Rarely do I come across a project that is so thoughtful and well executed with every detail including the roof pitch, massing, positioning, landscaping and finishes considered. I feel it important as a long time Menlo Park resident to be vocal and let the planning commission know that this home is going to be an asset to our community and enhance property values. I am familiar with the architect and have reviewed the planting and materials called out for the home. This will be a home that will look beautiful when completed and for years to come. I urge the Menlo Park Planning Commission to approve the project.

I am excited to see this home come together and I am confident that it will add in a positive way to the architecture of the city and be a landmark project.

Best,



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#21 Agent Nationwide, *The Wall Street Journal*, 2021

650.400.8424 | judy@judycitron.com | judycitron.com | BRE 01825569

COMPASS | 1377 El Camino Real, Menlo Park, CA 94025

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Pruter, Matthew A

From: Andrew Low Ah Kee <alowahkee@gmail.com>
Sent: Friday, January 7, 2022 8:04 AM
To: Chow, Deanna M; Pruter, Matthew A
Cc: Laura Dicker
Subject: 755 Hermosa Way

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Deanna & Matt

We wanted to write in support of Peter & Gabriela Hebert's proposed construction plans for 755 Hermosa Way. We've been long-time Menlo Park residents (839 College Avenue), and also Allied Arts neighbors of the Hebert family over the last five years. They've proactively immersed themselves in the Menlo Park community, with Gabriela serving on the Menlo Park Atherton Education Foundation board, Peter electing to move his investment firm to Menlo Park (from Palo Alto), actively volunteering alongside their two children at our public schools (Oak Knoll) and making their house at 253 Princeton a destination for annual Halloween trick-or-treating.

We've reviewed their architectural design and plans and believe the new home at 755 Hermosa Way will be a welcome addition to the neighborhood and the city of Menlo Park more broadly. The tasteful and understated design with cedar shingles will help make a beautiful home that also creates the enduring appearance of having already been there for decades. We strongly support the Planning Commission approving this project.

Best,

Andrew & Laura Low Ah Kee
839 College Avenue
Menlo Park, CA 94025

Pruter, Matthew A

From: Todd Kimmel <tkimmel55@gmail.com>
Sent: Friday, January 7, 2022 2:39 PM
To: Chow, Deanna M; Pruter, Matthew A
Cc: Lindsay Kimmel
Subject: Proposal for 755 Hermosa

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Deanna / Matt,

We are long time residents of Menlo Park and have reviewed the 755 Hermosa Way architectural renderings and plans and strongly recommend the Planning Commission move to approve the proposal. The home looks amazing and stunning and will certainly be an asset to Menlo Park.

Todd and Lindsay Kimmel
30 Elmwood Pl
Menlo Park, CA 94025

Todd Kimmel
650.793.6768 (Cell)
tkimmel55@gmail.com

Pruter, Matthew A

From: Thomas Loverro <tloverro@gmail.com>
Sent: Friday, January 7, 2022 4:57 PM
To: Chow, Deanna M; Pruter, Matthew A
Subject: 755 Hermosa Way Plan and Approval Process

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Deanna and Matt,

As Menlo Park neighbors living at 1 Hermosa Place, we would like to express our support for the well-considered and thoughtfully designed construction proposal for the home at 755 Hermosa Way. We welcome the improvements to our neighborhood and believe the home will be an excellent addition to Menlo Park. We often walk, bike and scooter up and down Hermosa with our three children and are glad when we see designs for new homes in the neighborhood that fit and enhance the neighborhood's aesthetic.

Best Regards,
Thomas and Sally Loverro
1 Hermosa Place
Menlo Park, CA 94025

--

Thomas J. Loverro
tloverro@stanfordalumni.org
631-745-5219

To: Planner Matt Pruter
From: Molly Fogg Kardwell
Re: Comments on Application for Use Permit at 755 Hermosa Way, Menlo Park

January 7, 2022

Dear Mr. Pruter,

I am the homeowner at 719 Hermosa Way in Menlo Park. I'm writing to express my significant concerns about the proposed development plans for 755 Hermosa Way, which will be reviewed by the Planning Commission on January 10th. My concerns are shared by other neighbors – both those immediately adjacent to the property who will be directly impacted, as well as those who believe encroachment into setbacks threatens the established character of a neighborhood that values privacy between residences and has long supported and abided by the established zoning requirements and sets concerning precedent for future construction.

- From the beginning of this process, I and other neighbors on the street have adamantly opposed encroachments into the required side setbacks. As you know, Menlo Park municipal code requires setbacks of 30 ft. total with a minimum of 10 ft. on any one side. Section 16.08.100 also prohibits excavating into the required setbacks unless an exception is explicitly granted by the Planning Commission. While in some specific instances an exception may be reasonable, we do not believe an exception is warranted, in any way, in this situation.
 - This is a very large, rectangular lot (21,794 sq. ft.) with plenty of room to build in accordance with the established building code and ample building envelope. A house of this size – and even this design – should stay well within the required setbacks. Of further concern is the fact that heritage trees have been removed from the front, side, and rear of the property to expand the building site even further.
 - The mass and scale of the home is substantial, and there are no additional setbacks on the second story to soften the impact on neighbors. Sacrificing setbacks on either side by "not counting" 10 ft. as part of the required yard space only imposes greater negative impact on neighbors.
 - In this case, both adjacent neighbors have objected to the encroachment and have expressed their concerns clearly throughout the process. A number of other residents on Hermosa Way have also voiced their opposition to the encroachment, objecting to the precedent it could set and the impact that it could have on the character of the neighborhood in terms of consistency with other homes, previous development, and overall density..
 - In April, other neighbors and I were assured by the applicants that they would not encroach into any of the setbacks (see attached letter dated 4/24/21). They stated: "We have not encroached on any setbacks – even though lightwells are permitted in these setbacks – given your concerns we have eliminated them from the setbacks".
- The 755 Hermosa Way home has been strategically designed to maximize the allowable square footage, which is perfectly acceptable. However, because the home as originally designed by the architect exceeded the allowable Floor Area Limit (FAL), the applicants appear to have converted almost 400 square ft. on the second story of the southeast wing to a large uncovered open space/deck between their master bathroom and a separate office located over the garage,

which can only be accessed via the deck or external stairway. This appears to be more than 50% of the southeast wing and provides direct line of sight into many of the most private areas in our house at 719 Hermosa Way, including but not limited to my daughter's bedroom, bathroom, dining room, living room, kitchen, half bathroom, outside dining area, pool, backyard, and front vegetable area. Because 755 Hermosa Way has been configured in this specific manner – with an office at the end of the second story wing (which can only be accessed through the outside deck and an uncovered staircase) – I am highly concerned about the impact of this large open deck area on our home's privacy – both in terms of the potential for noise and the direct visual intrusion it creates into the otherwise private spaces of our home as outlined above. It is also unclear to me why this space, fully integrated into the second story of the home and surrounded by other interior living space, is being excluded from the FAL calculations. If it were included, the home would exceed the maximum FAL by almost 400 sq ft.

As my neighbors to the north have expressed in their earlier letter to the planning department, there are several ways that this home could be modified to preserve the overall design and goals of the applicants, while also respecting the established setback requirements and minimizing the impact on neighbors.

- The most straightforward modification, which would have the least impact on the existing design, would be to narrow the rear portion of the home by approximately 5 ft on each side, maintaining a direct line from the front outside perimeter of the building to the rear on each side. If additional space is needed to achieve the required 30 ft. total setback on both sides, the interior courtyard could be narrowed symmetrically to accomplish this. Neighbors should not have to sacrifice their privacy in order to create an over-sized private courtyard for 755 Hermosa Way, as this is simply a transfer of privacy from us to them, in contravention of the municipal code and the character of the neighborhood.
- Any loss in interior square footage associated with narrowing the rear portion of the home and staying in compliance with the required side setbacks could easily be recouped by utilizing more of the space currently reserved for the inner courtyard.

We appreciate that the homeowners at 755 Hermosa Way have expressed that they understand it is imperative to adhere to the well-established building codes as defined by the Menlo Park Planning Commission, and as such, they would like to make sure that their home design is in full compliance with these standards. They have also expressed their desire to be mindful of their neighborhood's well-established desire for considerate construction that preserves both the privacy and serenity that we value so highly in our homes and community. To that end, we hope the new neighbors at 755 Hermosa Way are willing to make these limited modifications to their current plans in order to demonstrate their expressed intention to be considerate neighbors and operate within the confines of the municipal code.

I appreciate the Planning Commission's time and consideration of these matters and can be available to answer any questions you may have.

Best Regards,

A handwritten signature in black ink, appearing to read "Mark", with a long horizontal flourish extending to the right.

Molly Fogg Kardwell
719 Hermosa Way
Menlo Park, CA 94025

Pruter, Matthew A

From: Brook Porter <brook.porter@gmail.com>
Sent: Friday, January 7, 2022 5:31 PM
To: Pruter, Matthew A; Chow, Deanna M
Subject: Project at 755 Hermosa

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Deanna+Matt,

We are writing to offer our enthusiastic support for the proposed construction plans at 755 Hermosa Way. We've known the Hebert family (Peter, Gabby, Felix, Gigi) for more than a decade and are proud to have them as fellow Menlo Park residents. In fact, we encouraged them to buy their current home in Allied Arts, a few blocks from ours. They are incredibly warm and kind, thoughtful and considerate neighbors, and active and engaged in making Menlo Park a better place to raise a happy family.

When the Heberts purchased the 755 Hermosa property six months ago, they made it an immediate priority to better understand the perspectives of their future neighbors. While the move would be just several short blocks away across Middle Avenue, every street and neighborhood has its own distinct personality. Their final proposal not only highlights an exquisitely designed home, but also the accommodations and revisions they've made to ensure they are welcomed at Hermosa Way the same way they would be leaving Princeton Road – as a prized neighbor.

We strongly support the Planning Commission approving this project. Feel free to reach out if you have any questions that we can be helpful answering.

Best,

Brook and Beth Porter

715 College Avenue

Menlo Park

Pruter, Matthew A

From: Doug Devine <mrandmrsdevine@gmail.com>
Sent: Saturday, January 8, 2022 9:04 AM
To: Pruter, Matthew A; Doug Devine; Devine Nan
Cc: Beth Benjamin; Sherman/Marilyn Eaton; Martha Bacon; Jaime Gonzalez
Subject: 755 use permit, side set back encroachment> Objection

Categories: Only Reply

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Mr. Matt Pruter, Planner
Menlo Park Planning Department

Dear Matt,

We are writing with great concern about the use permit for the side set back at 755 Hermosa Way, Menlo Park, CA, 94025. We object in allowing this home to encroach into the required setback in that it is not what was intended in the Menlo Park zoning regulation (16.08.100) *“Within residential districts ...excavating into the required setbacks shall not be permitted unless a use permit for this purpose is obtained from the planning commission.”* In other words, it is expressly prohibited unless an exception is made by the planning commission, which is typically only done when a lot is small or irregularly shaped, when retaining walls may be needed, and when neighbors do not object. Also the larger concern is that it could set a precedent for future development on Hermosa Way. Given that developers are increasingly attempting to build up to the maximum allowable square footage, permitting new projects to get around the required setbacks will create undue impact on homes that have rightfully adhered to the established regulations. Over time, this precedent will dramatically decrease the space between homes, reduce privacy, and change the long-established character of this neighborhood. We will be attending the Planning Commission meeting on Zoom this coming Monday night and plan to speak at the public portion against this proposed use permit.

Please forward this email to the new owners and the Planning Commission.

Thank you

Douglas and Nancy Devine
618 Hermosa Way
Menlo Park, CA 94025
Residence of Hermosa Way since 1979

Pruter, Matthew A

From: Martha Bacon <mhabacon@gmail.com>
Sent: Saturday, January 8, 2022 10:02 AM
To: Pruter, Matthew A
Subject: re: 755 Hermosa Way

Categories: Only Reply

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Dear Mr. Pruter,

I live across the street from 755 Hermosa Way. I am strongly against the possibility of the planning commission allowing this construction to go beyond the side set backs for their lightwell. As I said to the earlier planner on this project, there are many large homes on Hermosa and not one of them has been allowed a variance into the side set backs. I think you would be setting a dangerous precedent in allowing this variance to go through. Please advise the owners and the commission that this is unacceptable and that they surely can bring in their design in without compromising any part of their construction.

Thank you.

Martha Bacon
790 Hermosa Way

Pruter, Matthew A

From: Carol Jorgenson <caroljorgdesign@gmail.com>
Sent: Saturday, January 8, 2022 10:23 AM
To: Pruter, Matthew A
Subject: 755 Hermosa

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I understand this property will be under review at the upcoming Planning commission meeting. Like many of my neighbors I find the encroaching in the side setbacks unnecessary. Especially on the big lots on Hermosa and Cotton. The lots are all square angled and I think issuing use permits for putting in a basement access does not align with the "spirit" of the law.

Carol and Bill Mince
1300 Middle Ave.

Sent from my iPad

Pruter, Matthew A

From: Sherman Eaton <rifflehawk@sbcglobal.net>
Sent: Saturday, January 8, 2022 11:35 AM
To: Pruter, Matthew A
Subject: 755 Hermosa Way - Comments on the Proposed House Plans
Attachments: 755 Hermosa Way.pdf

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January 8, 2022

City of Menlo Park
Planning Commission
701 Laurel Street
Menlo Park, CA 94025

Attention: Matt Pruter

Subject: **Comments on the Proposed House Plans**
Encroachment into the Required Side Yard Setbacks
755 Hermosa Way, Menlo Park

We live at 690 Hermosa Way, across the street and two lots down from the proposed construction. We have lived at this address since 1972 where we raised our son and daughter. We feel very fortunate to call Menlo Park our home.

One issue, which we feel strongly about (and disapprove of), is the proposed encroachment into the side yard setbacks for the basement light well. There are other solutions to this problem, either locate the light well at the front or the back of the house or reduce the width of the house. Installing a basement does not give one the right to violate Menlo Park Zoning Requirements. Residents of Hermosa Way are very protective of our street and our neighborhood. We welcome new families to the block but we would expect them to comply with City Zoning Requirements, which are designed to protect the ambiance of our neighborhood.

We are not a single voice on this issue. The homeowners on either side of 755 Hermosa do not approve of this nor am I aware of anyone on Hermosa Way who would support this encroachment.

Thank you for your consideration.

Sherman & Marilyn Eaton
690 Hermosa Way
Menlo Park, CA
650-465-3942

Riflehawk@SBCGlobal.net

Attached is a PDF copy of the above letter

Pruter, Matthew A

From: Phil Deutch <pdeutch@ngpetp.com>
Sent: Saturday, January 8, 2022 3:56 PM
To: Pruter, Matthew A; Chow, Deanna M
Cc: Marne Levine (marne.levine@gmail.com)
Subject: 755 Hermosa Way plans

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Dear Matt and Deanna,

Happy New Year.

I am writing to support the plans for **755 Hermosa Way**.

We are neighbors at 958 Hermosa Way and like what they have planned -- the house looks like it will be a beautiful addition to the street.

As you know there is a house that is being built next to us and one that was recently built two doors down.

The street is changing, but very nicely and we think the plans for 755 are fantastic. We are supportive.

Please call with any questions,

Phil Deutch and Marne Levine

958 Hermosa Way

Menlo Park, CA

Pruter, Matthew A

From: marne.levine@gmail.com
Sent: Sunday, January 9, 2022 9:55 AM
To: 'Phil Deutch'; Pruter, Matthew A; Chow, Deanna M
Subject: RE: 755 Hermosa Way plans

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+1. We have loved living on the street. Happy to support you in any way.

-----Original Message-----

From: Phil Deutch <pdeutch@ngpetp.com>
Sent: Saturday, January 8, 2022 3:56 PM
To: MAPruter@menlopark.org; DMChow@menlopark.org
Cc: Marne Levine (marne.levine@gmail.com) <marne.levine@gmail.com>
Subject: 755 Hermosa Way plans

Dear Matt and Deanna,
Happy New Year.

I am writing to support the plans for 755 Hermosa Way.

We are neighbors at 958 Hermosa Way and like what they have planned -- the house looks like it will be a beautiful addition to the street.

As you know there is a house that is being built next to us and one that was recently built two doors down.

The street is changing, but very nicely and we think the plans for 755 are fantastic. We are supportive.

Please call with any questions,

Phil Deutch and Marne Levine

958 Hermosa Way

Menlo Park, CA

Pruter, Matthew A

From: John Gargiulo <john.k.gargiulo@gmail.com>
Sent: Sunday, January 9, 2022 10:00 AM
To: Chow, Deanna M; Pruter, Matthew A
Subject: In support of the proposed home at 755 Hermosa Way

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Hi Deanna and Matt,

We are Menlo Park homeowners (750 Sharon Park Drive) and wanted to share a note of support for Peter and Gabriela Hebert's proposed home at 755 Hermosa Way.

Peter and Gabby welcomed us to the area when we first arrived in 2011, and have been great friends to us and the community, strongly encouraging our family's move from Palo Alto to Menlo Park. The understated, U-shaped design of their home will be a great addition to the neighborhood. We're excited for the potential.

Thank you for all you do for Menlo Park,
John and Sidney Gargiulo

Pruter, Matthew A

From: Jim Bassett <docjbb600@gmail.com>
Sent: Sunday, January 9, 2022 4:00 PM
To: Pruter, Matthew A
Subject: 755 Hermosa Way project

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Dear Mx Pruter and Planning Commisioners,

I understand that the Planning Commission will be reviewing the proposed development at 755 Hermosa Way on January 10.

My wife and I have lived nearby, at 600 Hermosa Way, since 1982. We love this neighborhood and our neighbors. We raised our children here, and are pleased to learn that our new neighbors at 755 are looking to raise their children here!

The lot in question is spacious, nearly 22,000 sq feet, so it does bother me that the plans that are currently under consideration need to push light wells into the setbacks. To my knowledge, none of our street's other major remodels or new construction projects on roughly half-acre lots have encroached into allowable setbacks for excavation or light wells. In addition to being **opposed by the immediate neighbors**, I believe allowing this encroachment may set a **bad precedent for future development**. I am sure that even our newer neighbors will agree that we want to protect the character of the neighborhood by following the rules and avoiding "encroachment creep."

I appreciate the work of the Planning Commission, and encourage you to protect the character of our community by enforcing zoning requirements.

Sincerely,

Jim Bassett
600 Hermosa Way

Pruter, Matthew A

From: Iris Choi <iris.choi@post.harvard.edu>
Sent: Sunday, January 9, 2022 4:53 PM
To: Chow, Deanna M; Pruter, Matthew A
Subject: 755 Hermosa Way proposal

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Dear Deanna and Matt: I'm writing to you as a Menlo Park resident since 2012, in support of the new home proposal for 755 Hermosa Way. We think the new design proposal will add more beauty to the neighborhood and are excited for the addition of new homes throughout Menlo Park. We ourselves have had several neighbors build new homes in our adjacent lots and are happy when it helps increase all of our curb appeal and I think this would be true of the proposed build at 755 Hermosa Way.

Thank you,
Iris Choi
840 Magnolia Street
Menlo Park, CA 94025

Pruter, Matthew A

From: Husak, Todd @ Palo Alto <Todd.Husak@cbre.com>
Sent: Sunday, January 9, 2022 7:23 PM
To: Pruter, Matthew A
Cc: Chow, Deanna M
Subject: 755 Hermosa

Categories: Only Reply

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Matt and Deanna,

My name is Todd Husak and I live at 1660 Oak Ave. I saw that 755 Hermosa is on the agenda for the meeting tomorrow night and I wanted to write in support of the new development. The house appears to be a big upgrade over the current structure and it looks like the owner has made significant changes to the plans to accommodate the review process. Hopefully it is approved as I think it would a great project.

Thank you and let me know if there is anything I can do to help

Todd Husak | Managing Director | Lic. 01785130
400 Hamilton Ave, 4th Floor
Palo Alto, CA 94301
T 650 494 5182 | C 650 315 7865
www.cbre.com/todd.husak | [CBRE Tech & Media](#)

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Pruter, Matthew A

From: Hissan Bajwa <hissan@gmail.com>
Sent: Sunday, January 9, 2022 7:58 PM
To: Chow, Deanna M; Pruter, Matthew A
Subject: Letter re: 755 Hermosa Way Application

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Dear Deanna and Matt,

I live in Menlo Park near Peter and Gabriela Hebert. I understand they have an application before the Planning Department and I'm writing to you today to support their application and briefly share what my experiences with them have been like.

I have known the Hebert family for over 4 years through my work as an attorney and through our childrens' schools.

They are the kind of people that make Menlo Park a wonderful place to live and raise a family in. They are not simply residents, but are actively involved in critical initiatives to support and improve Menlo Park public schools and local cultural institutions.

In everything they do, as neighbors, friends, and colleagues, they are thoughtful, respectful, and considerate – and I have no doubt that they will bring all of those values to the construction of their new home, which will not only add to the unique beauty of Menlo Park but surely keep them contributing to our community for many years to come.

Please do not hesitate to reach out with any questions or concerns.

Sincerely,
Hissan Bajwa
1259 Hoover Street
Menlo Park, CA 94025

Pruter, Matthew A

From: David Mount <david@g2vp.com>
Sent: Sunday, January 9, 2022 10:39 PM
To: Chow, Deanna M; Pruter, Matthew A
Cc: Mount, Alice
Subject: Letter of support for 755 Hermosa Way Project

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Hello Deanna, Matt and Menlo Park Planning,

We are writing to voice support for the project at 755 Hermosa way as members of the Menlo Park community. We have lived here since 2012, and have three kids at Oak Knoll school, one at St Raymond. We are also active as volunteers at Oak Knoll, at St Raymond, and have been coaches for Alpine Little League and AYSO over the years as well.

We have known the Hebert family for more than 10 years, we have seen the plans for their new home and are fully supportive of their project. We believe that the plans represent a thoughtful upgrade to the property, and would be an improvement for the community.

Sincerely,
Dave and Alice Mount

1889 Camino de los Robles
Menlo Park, CA 94025

Pruter, Matthew A

From: ken drazan <kdrazan@gmail.com>
Sent: Monday, January 10, 2022 12:01 PM
To: Pruter, Matthew A
Subject: 755 Hermosa

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Dear Matt,

I am writing with regards to the home plans for [755 Hermosa Way](#). I've reviewed the plans submitted in advance for the Planning Commission's Jan 10 meeting agenda and would like to offer my full support. My family has been a part of the Menlo Park community for 20 years and we were also before the Commission several years ago when we set out to build our new family home on Claire Place. I have a deep understanding of what makes Menlo Park special, but also tremendous appreciation for the vibrant renewal that comes from significant improvements to Menlo Park's housing stock.

I believe this project will be an excellent addition to the neighborhood and support the Planning Commission's approval of the 755 Hermosa project. Thank you for your consideration.

Ken Drazan

[420 Claire Place](#)

--

Ken Drazan
+1.650.455.9320
Kdrazan@gmail
WeChat
WhatsApp

Pruter, Matthew A

From: Allison Hale <haleallisonhale@gmail.com>
Sent: Monday, January 10, 2022 12:23 PM
To: Pruter, Matthew A
Subject: 755 Hermosa Way

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I write in advance of this evening's planning commission meeting regarding the proposal for 755 Hermosa Way.

I write as a long-term resident of the block. From 2000-2014 I owned 916 Hermosa Way, and I loved the block so much that when I downsized I stayed on the block by buying a smaller property at 645 Hermosa Way.

It is a very special place to live with great neighbors.

However, the past few years I've watched some of the smaller houses replaced with larger and larger homes, usually closer to the street and to their neighbors, and the removal of important trees from the property to accommodate these large homes.

I must speak out about the proposal for 755 Hermosa Way to encroach 10' into the side set back. These building lots are plenty big enough to accommodate large houses, and I don't see the need to build houses that encroach into set backs, interfering with landscaping and privacy between homes.

I plan with interest to be on the zoom planning commission call tonight.

Allison Hale, homeowner
645 Hermosa Way (2014-current)
916 Hermosa Way (2000-2014)

Pruter, Matthew A

From: Lorna Vander Ploeg <lornajvp@icloud.com>
Sent: Monday, January 10, 2022 12:41 PM
To: Pruter, Matthew A
Subject: 755 Hermosa Way, MP

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Dear Mr Prutner,

I am writing to let you know that I strongly support maintaining and preserving the established set back regulations we currently have in place within our city building and development ordinances.

I therefore do not support a setback waiver being provided to the developer/owner of 755 Hermosa Way. I do hope that the city upholds the setback regulations for this project.

Sincerely,
Lorna Vander Ploeg
866 Hermosa Way,
Menlo Park

Sent from my iPad

Pruter, Matthew A

From: Mark Vander Ploeg <mvp5800@gmail.com>
Sent: Monday, January 10, 2022 12:56 PM
To: Pruter, Matthew A
Subject: 755 Hermosa Way

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Dear Mr. Pruter:

I am against any variance in allowing setbacks on this property that are not in compliance with existing zoning requirements. There is non need to establish a new precedent on a 21,700 sq ft lot. It is invasive to the immediate neighbors and unnecessary. This applies to any purpose or reason including light wells and excavation.

I am a homeowner at 866 Hermosa Way, and thank you for your attention.

Mark A. Vander Ploeg
mvp5800@gmail.com
650-867-1506

Pruter, Matthew A

From: Mark Valdez <mark.a.valdez@gmail.com>
Sent: Monday, January 10, 2022 2:15 PM
To: Chow, Deanna M; Pruter, Matthew A
Subject: 755 Hermosa Way

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Deanna and Matt — Happy New Year! I hope 2022 has started off well for you.

I'm reaching out with regard to building project at 755 Hermosa Way. My wife and I have lived in Menlo Park since 2011 and have been fortunate to build a new home on our lot to support our growing family and stay in a community with love.

We've reviewed the proposed plans for Hermosa and I wanted to offer my full support of this project. Our community will benefit from this development and most importantly it will continue to show support for the young families that will be the backbone of this community for decades to come.

Feel free to reach out to me with any questions. Thank you for your consideration!

Best,
Mark Valdez

Pruter, Matthew A

From: Eric Alburger <eric.alburger@theabdteam.com>
Sent: Monday, January 10, 2022 3:53 PM
To: Chow, Deanna M; Pruter, Matthew A
Subject: 755 Hermosa Way Proposed Plans

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Dear Matt and Deanna –

I have been a resident of Menlo Park since 1975, I grew up on Middle Ave where my parents still reside. I have watched Menlo Park change dramatically over the past 46 years. I recently looked at the Hebert's plans for 755 Hermosa Way and I feel it would be a great project to have happen. It is a project much like most of the current projects in Menlo Park and represents what Menlo Park has become – beautiful new homes in a great area.

I strongly support the proposed plans for 755 Hermosa Way.

Thank you,

John Eric Alburger – 3 Williams Ct, Menlo Park



License #0H55918

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STAFF REPORT

Planning Commission

Meeting Date: 1/10/2022

Staff Report Number: 22-003-PC

Public Hearing:

Architectural Control and Below Market Rate Housing Agreement/Dan Beltramo/1550 El Camino Real

Recommendation

Staff recommends that the Planning Commission make the requisite finding set forth in Attachment A, and approve Attachment A: Recommended Actions, including approval of architectural control to construct a new three-story residential building with eight townhouse-style units on a parcel in the SP-ECR/D (El Camino Real Downtown/Specific Plan) zoning district, and approval of the Below Market Rate (BMR) Rental Housing Agreement with the City.

Policy Issues

The proposed project requires the Planning Commission to consider the merits of the project, including project consistency with the El Camino Real/Downtown Specific Plan, along with the architectural control permit, and the draft BMR Rental Housing Agreement. The Planning Commission should consider whether the required findings can be made for the proposal.

Background

Site location

The project site consists of one parcel totaling approximately 58,496 square feet (1.34 acres), located at 1550 El Camino Real. The subject property is part of the El Camino Real/Downtown Specific Plan (SP-ECR/D) zoning district. Within the Specific Plan, the parcel is part of the El Camino Real Mixed Use (ECRMU) land use designation and the El Camino Real North-East (ECR-NE) sub-district. For purposes of this staff report, El Camino Real (California State Route 82) is considered to have a north-south orientation, and all compass directions referenced will use this orientation. The project site is located at the southeast corner of El Camino Real and Encinal Avenue, and is a through lot with frontages on El Camino Real and San Antonio Street. This report uses El Camino Real as the primary front, for purposes of “left” and “right” side references. A location map is provided as Attachment B.

The subject property is currently developed with a two story non-medical office building fronting El Camino Real that is approximately 18,151 square feet in size. Behind the office building, a 96-space uncovered surface parking lot provides parking for the office occupants.

The surrounding properties to the north and south are also within the SP-ECR/D zoning district. The property to the north (1600 El Camino Real) contains a commercial office building, and the property to the

south (1540 El Camino Real) is a mixed-use development with commercial and residential uses currently under construction. The subject parcel contains an ingress/egress easement for the benefit of 1550 El Camino Real, allowing that property to use the left side driveway for access. The parcels to the east (across San Antonio Street) contain multi-family residential buildings and are zoned R-3 (Apartment). The parcels to the west (across El Camino Real) contain single-family residential homes within the Town of Atherton, along with Menlo College.

Housing Commission recommendation

On September 1, 2021, the Housing Commission recommended approval of a draft BMR Rental Housing Agreement Term Sheet associated with the proposed project. The applicant is proposing one low income unit on site, included in the eight-unit townhome building. Per the recommendation of the Housing Commission, the applicant is proposing the one BMR unit to be low income eligible. The draft BMR Rental Housing Agreement is discussed further in the Below market rate (BMR) housing section of this report.

Housing Crisis Act of 2019 (SB 330) application

The proposed project qualifies as a housing development project pursuant to Senate Bill (SB) 330, the Housing Crisis Act of 2019, which became effective January 1, 2020. SB 330 was designed to remove barriers to the development of housing projects. A key feature of SB 330 includes limiting the number of public meetings on a housing development project proposal that complies with all applicable objective general plan and zoning standards to no more than five hearings. In addition, cities are prohibited from adding new fees or raising existing fees beyond automatic annual escalation. Furthermore, cities are prevented from requiring housing development projects to comply with an ordinance, policy, or standard, including subjective or objective development standards, not in effect when the complete preliminary application was submitted. While the City can apply subjective standards to a proposed housing development project, SB 330 contains provisions that limit the ability of a city to condition a project in a manner that would reduce the density of the proposed project. If a housing development project complies with all applicable objective general plan, zoning ordinance, and subdivision standards and criteria (including design review standards) in effect at the time the application is deemed complete, the City may not deny or impose a condition that the project be developed at a lower density, unless the City makes written findings supported by a preponderance of evidence that there is a specific adverse impact on public health or safety that cannot be satisfactorily mitigated (e.g., a significant and unavoidable environmental impact).

Analysis

Project description

The applicant is proposing to maintain the existing office building facing El Camino Real, reconfigure the surface parking lot located in the center of the property, and construct a new three-story residential townhome building along the San Antonio Street frontage. There would be no changes to the existing office building. The proposed townhome building would be built on a segment of the existing surface parking and frontage landscaping facing San Antonio Street. Table 1 provides the land use details for the subject property.

Table 1: Land Use Information			
	Existing Development	Proposed Development	Zoning Ordinance
1550 El Camino Real			
Commercial Square Footage	18,151.0 sf	18,151.0 sf	
Residential Square Footage	0.0 sf	15,387.6 sf	
Total Site Square Footage	18,151.0 sf	33,538.6 sf	64,345.6 sf max.
Floor Area Ratio (FAR)	0.31	0.57	1.10
Total Residential Units	0 units	8 units	33 units max.

The land use designation for the property is ECRMU, which permits residential dwelling units. The ECR NE sub-district is characterized by a mix of retail, personal service, office and residential uses and is directly adjacent to medium density residential uses. The proposal would be consistent with the allowed development in the ECR NE sub-district at the Base-level development standards, which allows a total floor area ratio (FAR) of 1.10 and a maximum residential density of 25 units per acre. The maximum height in this portion of the ECR NE district is 38 feet, with building facades limited to 38 feet when facing a public right-of-way (ROW), as is the case with the proposed project. The proposed project would comply with the FAR and height as permitted.

The square footage has been calculated per the definition of gross floor area (GFA), which counts the full size of a building, with limited exceptions for elements such as covered parking (including bicycle parking), trash/recycling enclosures, vent shafts, non-habitable areas, enclosures for noise-generating equipment, and porches and similar areas that are open.

The project plans and the applicant’s project description letter are included as Attachments C and D, respectively.

Site layout

As stated earlier, the subject parcel is located in the ECR NE sub-district, at the southeast corner of El Camino Real and Encinal Avenue. The ECR NE sub-district allows a minimum 7-foot and maximum 12-foot setback along San Antonio Street and a minimum 10-foot and maximum 20-foot setback along Encinal Avenue. Along El Camino Real, the ECR-NE sub-district requires a 12-foot wide sidewalk, made up of a five-foot furnishings zone and a 10-foot clear walking zone. Consistent with the ECR NE sub-district’s requirements, the residential building would be set back seven feet from the public right-of-way along San Antonio Street, 10 feet along the from the public right-of-way along Encinal Avenue, and three feet, one inch from the internal side property line.

The townhomes would be accessed either on foot, with front entry doors facing San Antonio Street, or by the internally connected attached garages, which face the surface parking lot. To access the garages or surface lot, vehicles would access three entry driveways, with one located on El Camino Real (only entry and no exit permitted), and one each located on Encinal Avenue and San Antonio Street. The center of the San Antonio Street-facing façade would feature a major modulation, which would step back the entry

for the two central units relative to the other six unit entries.

Design and materials

The Specific Plan includes a detailed set of design standards and guidelines. Compliance with the standards and guidelines is evaluated in the Standards and Guidelines Project Compliance Worksheet (Attachment E). The following discussion highlights and expands on topics addressed in the Standards and Guidelines Project Compliance Worksheet.

Design program and concept

As stated earlier, eight three-story townhomes with attached two-car garages are proposed, arranged in a single bar-shaped rectangle facing San Antonio Street. Along San Antonio Street, the proposed townhome building would be adjacent to a new three-story apartment development at 1540 El Camino Real, which is currently under construction. The access drive leading to the units' two-car garages would be separated from the existing office building parking via a narrow median with landscaping, including seven Ginkgo biloba trees. Five new street Saratoga laurel trees are also proposed along San Antonio Street. A trash enclosure, proposed to serve both the residential and office uses, would be located along the interior side lot line adjacent the entry to the residential drive aisle. Additionally, the existing parking lot on site would be redesigned with landscape removed and added as part of the project.

Six of the eight units would have front doors at the second level, with access utilizing uncovered stairs that would be attached to the building face along San Antonio Street. Each of these units would also have access on the San Antonio Street side at the ground floor level with a short walkway from the street sidewalk and through a patio to a ground level entry and a bonus room. Two units at the center of the scheme, positioned within the major modulation, would have entries using a first-floor courtyard with large entry patio areas. At this location the front façade would be recessed back from the two flanking units' front façade based on the required major modulation standard. Primary living areas would be located on the second floor, where each unit would also have a balcony facing the drive aisle (along the south side of the townhome building). The third floor would have two bedrooms at seven of the units while one unit would contain three bedrooms. There is also a small decorative balcony facing the drive aisle proposed at the master bedroom of two of the units, on the third floor.

Architectural character, materials, and detailing

The building would express fairly cohesive Mediterranean architecture styles derived from Spanish Revival/Mission Style precedents. The façade and roof lines facing San Antonio Street would be highlighted by broad bay window projections supported by corbels on the third level, symmetrically located hip roof towers at the recessed portion of the massing, and round-top parapets at major and minor modulations, extending above the adjacent eaves. The street side façade would have some limited repetition of elements.

Along the rear (surface parking lot-facing) side of the building, two gable forms would add shape to the roof profile with centered balconies below featured on the facade. The attached garages on the first floor would blend in with the architecture.

The sides of the building (i.e., the corner side facing Encinal Avenue and the interior side facing shared

driveway with 1540 San Antonio Street) would have some offsets with bay projections and stairs or first floor projections. These building ends would appear the least articulated as a building form and somewhat express the cut off nature of row houses rather than a more generally articulated Spanish style building form.

The building materials would include two-piece mission clay tile roofing and white painted smooth stucco walls. The stucco would have one-inch radius edges at the building corners. Additionally, metal railings with vertical pickets and some decorative accents are proposed at the entries, gates, and balconies. Feature metalwork scroll detailing is shown at the third-floor “basket style” balconies and awnings. Ornamental metal would also be used at some windows. Decorative clay tile accents are also shown at wall recessed near first floor entries and at round tile vents under the gables.

The windows are proposed to feature true-divided lite rectangular muntin patterns with wood board trim at the head and sill locations. The window trim is shown as stylized to give the impression of a wood lintel and sill. The window frames and trim are shown with a medium brown color that contrasts with the white stucco walls. The garage and entry doors would be the same color as window trim, and with vertical board patterns and decorative iron hardware.

The eaves are shown open with shaped four-inch by 10-inch rafter tails and half-round copper gutters. Abbreviated overhangs at the gables are shown with a scalloped stucco pattern, with foam used as backing for the pattern. Wood and pseudo-wood corbels are shown under projecting bays on the façade and at openings in walls at balconies. There are also some decorative wood trim bands proposed, as well as wood trellis structures, recessed wall planes at entries, and decorative wall sconces at entries.

Permeable paving would be used at the drive aisle and varied landscape would be provided around the building base and at planters between parking aisles and along sidewalks. A bougainvillea-covered trellis would be featured at the center of the property on the San Antonio Street frontage. The transformer would be partially screened with landscaping, and it would be located at the building corner next to the 1540 San Antonio Street structure. A bike parking rack (for two bicycles) would be next to the electrical room and drive aisle entrance.

Overall, the proposal would be responsive to requirements of the Specific Plan and result in a building that would be well-scaled for a structure transitioning between the El Camino Real arterial and the medium density residential neighborhood that adjoins it across San Antonio Street. Generally, the design adapts architectural precedents to the building type and makes some adjustments so that the architecture looks varied and not overly repetitive. The building’s ends may appear a little under resolved, but materials, detailing, and landscaping enhance the design’s character and offer an appropriate fit for the subject property.

Parking and circulation

Vehicular

The overall site parking would be comprised of attached two-car garages for each unit (totaling 16 covered parking spaces) and an open parking lot, which would consist of uncovered surface parking spaces. Three driveways, with one facing each street (El Camino Real, Encinal Avenue, and San Antonio Street), would

provide access to the parking on site. Residential units within the ECRMU land use designation have a minimum parking requirement of 1.85 parking spaces per unit. With 16 covered parking spaces, the proposed residential parking rate is two parking spaces per unit, exceeding the minimum required parking.

The current plan set provides 67 surface parking spaces, where 70 is required. Non-medical office uses are required to provide 3.8 parking spaces per 1,000 square feet, which equals 69 parking spaces for the existing 18,151 square feet of office space. In addition, parking for the two uses is also required to meet Americans with Disabilities Act (ADA) standards. Of the 69 required parking spaces, three of those spaces need to be ADA-compliant. The residential development also requires one additional ADA-compliant parking space that would be located in the surface parking lot, for a total of 70 parking spaces in the surface parking lot. The current design includes six ADA spaces where four are required.

To address the deficit in parking, the applicant has identified preliminary modifications to the surface parking lot. These conceptual changes include converting and restriping two of the ADA-compliant parking spaces facing the Encinal Avenue property line to three standard parking spaces, and modifying the diagonal parking row adjacent to the existing office building by reducing the width of the diagonally oriented standard parking spaces to the minimum required to incorporate one more parking space closer to the interior side property line, and adding one diagonal parking space near the Encinal Avenue driveway by expanding the parking into a currently landscaped area. The last of these three proposed modifications is within close proximity to an on-site heritage tree, tree #5, and potential impacts to that tree would need to be reviewed, and alternative site plan modifications might be required subject to review by the City Arborist. Condition 5d provides the requirement that the applicant submit a revised site plan that provides 70 parking spaces within the surface parking lot to accommodate all of the aforementioned parking needs, pending review of the Community Development Director, the Transportation Division Manager, Engineering Division, and City Arborist. As such, this modification to the site plan would occur during the building permit stage for the project, and all proposed modifications would still be required to meet all of the City's Parking Stalls and Driveway Design Guidelines.

Bicycle

The project would provide required bicycle parking for the both the residential and commercial uses, in short-term configurations, as required by the Specific Plan. The residential development requires one short-term space for every 10 units. Four short-term bicycle parking spaces would be provided, with racks in two locations: two spaces adjacent to the parking lot-facing entry of the existing office building and two spaces along the interior side of the townhome building. No long-term bicycle parking is required because each residential unit has its own covered parking garage. Based on the square footage of the existing office building, two short-term and two long-term spaces would be required for that building. Although no long-term bicycle parking is proposed, the proposed project is providing four short-term bicycle parking spaces instead of the required three spaces.

Pedestrian

Sidewalks would be located around the perimeter of the subject property, as is currently the case, and the sidewalk system around the project site consists of providing pedestrian access to the rear residences. In particular, a five-foot sidewalk exists along each of the three streets bounding the project site. Condition 4d (i) would require the applicant to complete a series of improvements to the frontage around the

property's sidewalks, while unique El Camino Real improvements are established in condition 5e (ii).

The Specific Plan specifies that the El Camino Real sidewalk should have a 15-foot total width along the eastern side of the street, made up of a five-foot furnishings zone and a 10-foot clear walking zone. However, due to the fact that no improvements are proposed for the existing office building or near El Camino Real, condition 5e (iii) establishes a trigger of 10,000 square feet or more in additions or \$500,000 in cumulative tenant improvements to require the El Camino Real frontage improvements identified in condition 5e (i).

Trees and landscaping

The subject property would exceed the ECR NE minimum open space requirement of 30 percent of the lot, with 34.7 percent proposed. Most of the open space would be common space, generally focused between the townhome building and office building and near the surface parking lot. The eight residential units would each have a private second floor balcony at least 70 square feet in size, and a first floor patio of 50 square feet. All private balcony and patio areas contain the minimum dimensions of six feet by six feet. Combined, the approximate 120 square feet of private open space per unit exceeds the minimum of 100 square feet per unit. Existing open space areas surround the office building as well. Private residential balconies and patio spaces for each of the eight units within the townhome building would also count toward this requirement, as they would provide usable open space.

The applicant has submitted an arborist report (Attachment F) detailing the species, size, and conditions of the trees on or near the site. The report discusses the impacts of the proposed improvements and provides recommendations for tree maintenance and the protection of some trees, based on their health. As part of the project review process, the City Arborist reviewed the report and requested enhancements, which have been incorporated. As part of the project, nine heritage trees, including two street trees, would be removed, and 24 non-heritage trees, including eight street trees, would be removed. The City Arborist reviewed the application and conditionally approved the removal permit for five onsite heritage trees based on Criteria 5 (development) and two onsite heritage trees based on Criteria 3 (tree health rating) of the Heritage Tree Ordinance, along with the two heritage street tree removal requests. There were no appeals to the development-based decision. The applicant is required to replace the full value of the trees and would achieve this by replanting trees on site at an equal value to the appraised value of the trees to be removed. The City Arborist has also authorized removal of eight non-heritage street trees.

The project plans include a landscape plan, which shows five new Saratoga laurel street trees to be planted along the San Antonio Street frontage, in addition to two existing street marina strawberry trees. In addition, 14 ginkgo biloba trees would be planted on site and around the general perimeter of the surface parking lot. The retention of the older and larger existing trees closer to the office building, coupled with the newer trees, would enhance the aesthetic features and overall landscaping quality for the site, in addition to providing shading for the surface parking lot. Additional landscaping would also be added around the perimeter of the townhome building. All new on-site trees would be a minimum 24-inch box size, and the new street trees would be a 24-inch box size. All landscaping on the site would be required to meet the City's water-efficient landscaping requirements.

To protect the heritage and non-heritage trees on site, the arborist report has identified such measures as

tree protection fencing, prohibiting storage of material, topsoil, vehicles or equipment within the tree enclosure area, arborist monitoring of root pruning within a tree protection zone, fertilization via deep root soil injection, and regular maintenance of pruning every two to five years, following construction.

All recommended tree protection measures identified in the arborist report would be implemented and ensured as part of standard condition of approval 4i.

Below market rate (BMR) housing

The proposed project would be subject to the City's BMR requirement. The City may allow such a BMR requirement to be met in a number of ways, including on-site provision of an affordable dwelling unit, off-site provision of an affordable dwelling unit, or payment of an in-lieu fee. In the case of an on-site provision, which the applicant is proposing, the project would need to provide ten percent of the units as low income units. Therefore, this eight-unit project would need to provide one low income unit on site. The applicant has proposed to provide one low income unit on site, as required. The low income is eligible for rent to households earning up to 80 percent of the area median income (AMI).

All eight residential units would be rented and the applicant has stated no interest to convert the units at some future point in time. The draft BMR Rental Housing Agreement (Attachment G) offers requirements to regulate the seven market-rate rental units and one low income rental unit. As noted earlier, the Housing Commission recommended approval of the earlier proposal for the one on-site low income unit to be rental and not for sale, and staff believes that the proposal for the one low income unit, as a low income unit, remains in compliance with that recommendation, and with the broader series of entitlements requested.

Trash and recycling

The residential building would have a shared, detached trash and recycling area at the along the right interior side of the subject property, adjacent to the drive aisle alongside the surface parking lot and near the right side of the townhome building. The enclosure would contain two entry doors for easy disposal access and a larger roll-up door facing the drive aisle for easy collection access. The plans have been reviewed and tentatively approved by the City's refuse collector, Recology.

Correspondence

The applicant states in the project description letter that the property owner mailed a new letter containing recent update to the project to neighboring properties within a 300-foot radius of the project, and held an open house event. As of the preparation of this staff report, staff has received no letters of correspondence.

Conclusion

Staff believes that the proposal would express fairly cohesive Mediterranean architecture styles derived from Spanish Revival/Mission Style precedents. Material variation and landscaping would supplement the development of the forms. The visual presence of the existing surface parking lot would be reduced, and considerable parking would be embedded within the townhome building through attached garages. The

proposal would adhere to the extensive standards and guidelines established by the Specific Plan, as verified in detail in the Standards and Guidelines Compliance Worksheet.

Vehicular parking requirements would be met through condition 5d, bicycle parking would be designed to satisfy the necessary Specific Plan requirements for residential development, and the overall development would also provide a positive pedestrian experience. New trees and landscaping would be planted throughout the site, satisfying heritage tree replacement requirements, and the open space for the subject property would exceed the minimum standards. The provision of the one BMR unit, as a low income rental unit, would satisfy the minimum BMR requirement for the proposed project. 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. In addition, the proposed development would be subject to payment of Transportation Impact Fee (TIF).

Environmental Review

The Specific Plan process included detailed review of projected environmental impacts through a program Environmental Impact Report (EIR), as required by the California Environmental Quality Act (CEQA). In compliance with CEQA requirements, the Draft EIR was released in April 2011, with a public comment period that closed in June 2011. The Final EIR, incorporating responses to Draft EIR comments, as well as text changes to parts of the Draft EIR itself, was released in April 2012, and certified along with the final Plan approvals in June 2012.

Since the proposed project is a residential project that is consistent with the El Camino Real/Downtown Specific Plan, it is exempt from CEQA under Government Code Sec. 65457, and as such, no additional environmental analysis is required above and beyond the Specific Plan EIR. However, relevant mitigation measures from this EIR have been applied and would be adopted as part of the Mitigation, Monitoring, and Reporting Program (MMRP), which is included as Attachment H. Full compliance with the MMRP would be ensured through condition 5a. Mitigation measures include construction-related best practices regarding air quality, noise, and hazardous materials, and the protection of biological and cultural resources. The applicant has submitted a draft TDM (Transportation Demand Management) plan, which has been reviewed by the Transportation Division and would be updated prior to building permit issuance.

Specific Plan Maximum Allowable Development

Per Section G.3, the Specific Plan establishes the maximum allowable net new development as follows:

Residential uses: 680 units; and

Non-residential uses, including retail, office and hotel: 474,000 square feet.

These totals are intended to reflect likely development throughout the Specific Plan area. As noted in the Plan, development in excess of these thresholds would require amending the Specific Plan and

conducting additional environmental review.

If the project is approved and implemented, the Specific Plan Maximum Allowable Development would be revised to account for the net changes on the 1550 El Camino Real parcel as follows:

Table 2: Specific Plan Maximum Allowable Development		
	Dwelling Units	Commercial Square Footage
Existing	0	18,151 sf
Proposed	8	18,151 sf
Net Change	8	0 sf
% of Maximum Allowable Development	1.2%	0.0%
Available Units & Commercial SF in SP if Project is Approved	142	61,782 sf
Available Units & Commercial SF in SP if all Pending Projects in SP are Approved	142	45,265 sf

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.

Attachments

- A. Recommended Actions
- B. Location Map
- C. Project Plans
- D. Project Description Letter
- E. Specific Plan Standards and Guidelines Compliance Worksheet
- F. Arborist Report
- G. Draft BMR Rental Housing Agreement
- H. Mitigation Monitoring and Reporting Program (MMRP)
- I. Hyperlink: September 1, 2021 Housing Commission Staff Report:
<https://www.menlopark.org/DocumentCenter/View/29517/D2-21-009-HC-Staff-Report-Packet---1550-ECR>

Disclaimer

Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings, and exhibits are available for public

viewing at the Community Development Department.

Exhibits to Be Provided at Meeting

None

Report prepared by:
Matt Pruter, Associate Planner

Report reviewed by:
Corinna Sandmeier, Acting Principal Planner

1550 El Camino Real – Attachment A: Recommended Actions

LOCATION: 1550 El Camino Real	PROJECT NUMBER: PLN2019-00082	APPLICANT: Dan Beltramo	OWNER: Dan Beltramo
PROPOSAL: Request for architectural control to construct a new three-story residential building with eight townhouse-style units on a parcel in the SP-ECR/D (El Camino Real Downtown/Specific Plan) zoning district. The existing onsite office building would remain, and the surface parking lot would be reconfigured. The proposal includes one Below Market Rate (BMR) unit for compliance with the City's BMR program.			
DECISION ENTITY: Planning Commission	DATE: January 10, 2022	ACTION: TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Harris, Kennedy, Riggs, Tate)			
ACTION:			
<ol style="list-style-type: none"> 1. Make findings with regard to the California Environmental Quality Act (CEQA) that the proposal is within the scope of the project covered by the El Camino Real/Downtown Specific Plan Program EIR, which was certified on June 5, 2012. Specifically, make findings that: <ol style="list-style-type: none"> a. The project is consistent with and contemplated by the El Camino Real/Downtown Specific Plan, as demonstrated in the attached Specific Plan Standards and Guidelines checklist (Attachment E). b. The project is exempt from CEQA pursuant to Government Code section 65457, as there are no substantial changes or new information that would cause significant impacts not addressed in the El Camino Real/Downtown Specific Plan Program EIR, and no circumstance or event that would require additional environmental review pursuant to Public Resources Code 21166. c. Relevant mitigation measures have been incorporated into the project through the Mitigation Monitoring and Reporting Program adopted by the City as part of the Program EIR and approval of the Specific Plan (Attachment H), which is approved as being applicable to the project as part of this finding. 2. Adopt the following findings, as per Section 16.68.020 of the Zoning Ordinance, pertaining to architectural control approval: <ol style="list-style-type: none"> a. The general appearance of the structure is in keeping with the character of the neighborhood. The proposed exterior materials and finishes would be high quality in nature and would reinforce the neighborhood compatibility. The scale variation enables a smooth and cohesive transition from the denser and taller El Camino Real frontage to the medium density areas closer to San Antonio Street. b. The development will not be detrimental to the harmonious and orderly growth of the City. The construction and ongoing occupation of the site would proceed in accordance with all applicable City requirements and procedures, as verified in these conditions of approval. c. The development will not impair the desirability of investment or occupation in the neighborhood. The project would maintain the existing office building and increase housing units, including one below market rate (BMR) housing unit. d. The development provides adequate parking as required in all applicable City Ordinances and has made adequate provisions for access to such parking. e. The development is consistent with the El Camino Real/Downtown Specific Plan, as verified in detail in the Standards and Guidelines Compliance Worksheet (Attachment E). 			

1550 El Camino Real – Attachment A: Recommended Actions

LOCATION: 1550 El Camino Real	PROJECT NUMBER: PLN2019-00082	APPLICANT: Dan Beltramo	OWNER: Dan Beltramo
PROPOSAL: Request for architectural control to construct a new three-story residential building with eight townhouse-style units on a parcel in the SP-ECR/D (El Camino Real Downtown/Specific Plan) zoning district. The existing onsite office building would remain, and the surface parking lot would be reconfigured. The proposal includes one Below Market Rate (BMR) unit for compliance with the City's BMR program.			
DECISION ENTITY: Planning Commission	DATE: January 10, 2022	ACTION: TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Harris, Kennedy, Riggs, Tate)			
<p>ACTION:</p> <ol style="list-style-type: none"> 3. Approve the Below Market Rate Rental Housing Agreement (Attachment G). 4. Approve the architectural control, to the following <i>standard</i> conditions: <ol style="list-style-type: none"> a. Development of the project shall be substantially in conformance with the plans prepared by EID Architects, consisting of 41 plan sheets, dated received on December 13, 2021, and recommended for approval by the Planning Commission on January 10, 2022, except as modified by the conditions contained herein, subject to review and approval of the Planning Division. b. Minor modifications to building exteriors and locations, fence styles and locations, signage, and significant landscape features may be approved by the Community Development Director or designee, based on the determination that the proposed modification is consistent with other building and design elements of the approved Architectural Control and will not have an adverse impact on the character and aesthetics of the site. The Director may refer any request for revisions to the plans to the Planning Commission for architectural control approval. A public meeting could be called regarding such changes if deemed necessary by the Planning Commission. c. Minor modifications where the Community Development Director determines the modifications are more substantive than the changes outlined in condition 3b may be approved by the Community Development Director, provided the modifications are determined to be consistent with the building and design elements of the approved project, subject to notification of the Planning Commission. A member of the Planning Commission may request to discuss these modifications on the next agenda. d. Major modifications to the development plan which involve material changes, or expansion or intensification of development may be allowed subject to obtaining an architectural control permit from the Planning Commission. e. Prior to building permit issuance, the applicant shall comply with all Sanitary District, California Water Company, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project. f. 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. g. 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 			

1550 El Camino Real – Attachment A: Recommended Actions

LOCATION: 1550 El Camino Real	PROJECT NUMBER: PLN2019-00082	APPLICANT: Dan Beltramo	OWNER: Dan Beltramo
PROPOSAL: Request for architectural control to construct a new three-story residential building with eight townhouse-style units on a parcel in the SP-ECR/D (El Camino Real Downtown/Specific Plan) zoning district. The existing onsite office building would remain, and the surface parking lot would be reconfigured. The proposal includes one Below Market Rate (BMR) unit for compliance with the City's BMR program.			
DECISION ENTITY: Planning Commission	DATE: January 10, 2022	ACTION: TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Harris, Kennedy, Riggs, Tate)			
<p>ACTION:</p> <p>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.</p> <p>h. Prior to building permit issuance, the applicant shall submit plans for construction related parking management, construction staging, material storage and Traffic Control Handling Plan (TCHP) to be reviewed and approved by the City. The applicant shall secure adequate parking for any and all construction trades, until the parking podium is available on the project site. The plan shall include construction phasing and anticipated method of traffic handling for each phase.</p> <p>i. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Advanced Tree Care, dated received November 15, 2021.</p> <p>j. Stormwater Pollution Prevention Program Best Management Practices (BMPs) for construction shall be implemented to protect water quality, in accordance with the approved Stormwater Pollution Prevention Plans.</p> <p>k. Prior to issuance of a building permit, the final, signed BMR agreement shall be recorded with the County of San Mateo and a conformed copy shall be submitted to the Planning Division.</p> <p>5. Approve the architectural control subject to the following project-specific conditions:</p> <p>a. The applicant shall address all Mitigation, Monitoring, and Reporting Program (MMRP) requirements as specified in the MMRP (Attachment H). Failure to meet these requirements may result in delays to the building permit issuance, stop work orders during construction, and/or fines.</p> <p>b. Simultaneous with the submittal of a complete building permit application, the applicant shall submit an updated LEED Checklist, subject to review and approval of the Planning Division. The Checklist shall be prepared by a LEED Accredited Professional (LEED AP). The LEED AP shall submit a cover letter stating their qualifications, and confirm that they have prepared the Checklist and that the information presented is accurate. Confirmation that the project conceptually achieves LEED Silver certification shall be required before issuance of the building permit. Prior to final inspection of the building permit or as early as the project can be certified by the United States Green Building Council, the project shall submit verification that the development has achieved final LEED Silver certification.</p>			

1550 El Camino Real – Attachment A: Recommended Actions

LOCATION: 1550 El Camino Real	PROJECT NUMBER: PLN2019-00082	APPLICANT: Dan Beltramo	OWNER: Dan Beltramo
PROPOSAL: Request for architectural control to construct a new three-story residential building with eight townhouse-style units on a parcel in the SP-ECR/D (El Camino Real Downtown/Specific Plan) zoning district. The existing onsite office building would remain, and the surface parking lot would be reconfigured. The proposal includes one Below Market Rate (BMR) unit for compliance with the City's BMR program.			
DECISION ENTITY: Planning Commission	DATE: January 10, 2022	ACTION: TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Harris, Kennedy, Riggs, Tate)			
<p>ACTION:</p> <ul style="list-style-type: none"> c. Prior to issuance of building permit, the applicant shall submit the El Camino Real/Downtown Specific Plan Preparation Fee, which is established at \$1.13/square foot for all net new development. For the subject proposal, the fee is estimated at \$17,387.99 (\$1.13 x 15,387.6 net new square feet). d. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a revised site plan that provides a total of 70 parking spaces within the surface parking lot, comprised of 66 standard parking spaces and four Americans with Disabilities Act (ADA) compliant spaces, of which one space would be van accessible, subject to review and approval of the Community Development Director, Transportation Manager, City Arborist, and Engineering Division. The site plan modifications shall utilize reduction of the number of ADA spaces facing Encinal Avenue, stall width reductions for the diagonal parking spaces closest to the interior side property line, and the addition of a diagonal parking space near Encinal Avenue, or other similar modifications, to provide the required 70 parking spaces. e. Engineering-specific Conditions, subject to review and approval of the Engineering Division except as otherwise noted: <ul style="list-style-type: none"> i. Required frontage improvements include but not limited to: <ol style="list-style-type: none"> 1. 3-inch grind and A.C. overlay (curb to curb) on San Antonio Street and Encinal Avenue along entire frontage. 2. Existing sidewalk, curb and gutter shall be removed and replaced along the San Antonio Street and Encinal Avenue frontages. 3. Lateral connections to overhead electric, fiber optic, and communication lines shall be placed in a joint trench. 4. ADA compliant wheelchair ramps at corner of El Camino Real and Encinal Avenue, and San Antonio Street and Encinal Avenue shall be upgraded. 5. Existing street light fixture on existing PG&E pole on San Antonio Street shall be upgraded to LED. 6. Two new street lights on San Antonio Street (LED fixture per City of Menlo Park standards) shall be provided. 7. Street lights on El Camino Real shall be upgraded to LED (Caltrans Standard), and repainted Mesa Brown. ii. El Camino Real frontage improvement: The following improvement shall be designed during the design phase prior to issuance of the first building permit: <ol style="list-style-type: none"> 1. Existing sidewalk, curb and gutter shall be removed and replaced along El Camino Real. Per Specific Plan, provide 15-foot sidewalk on El Camino 			

1550 El Camino Real – Attachment A: Recommended Actions

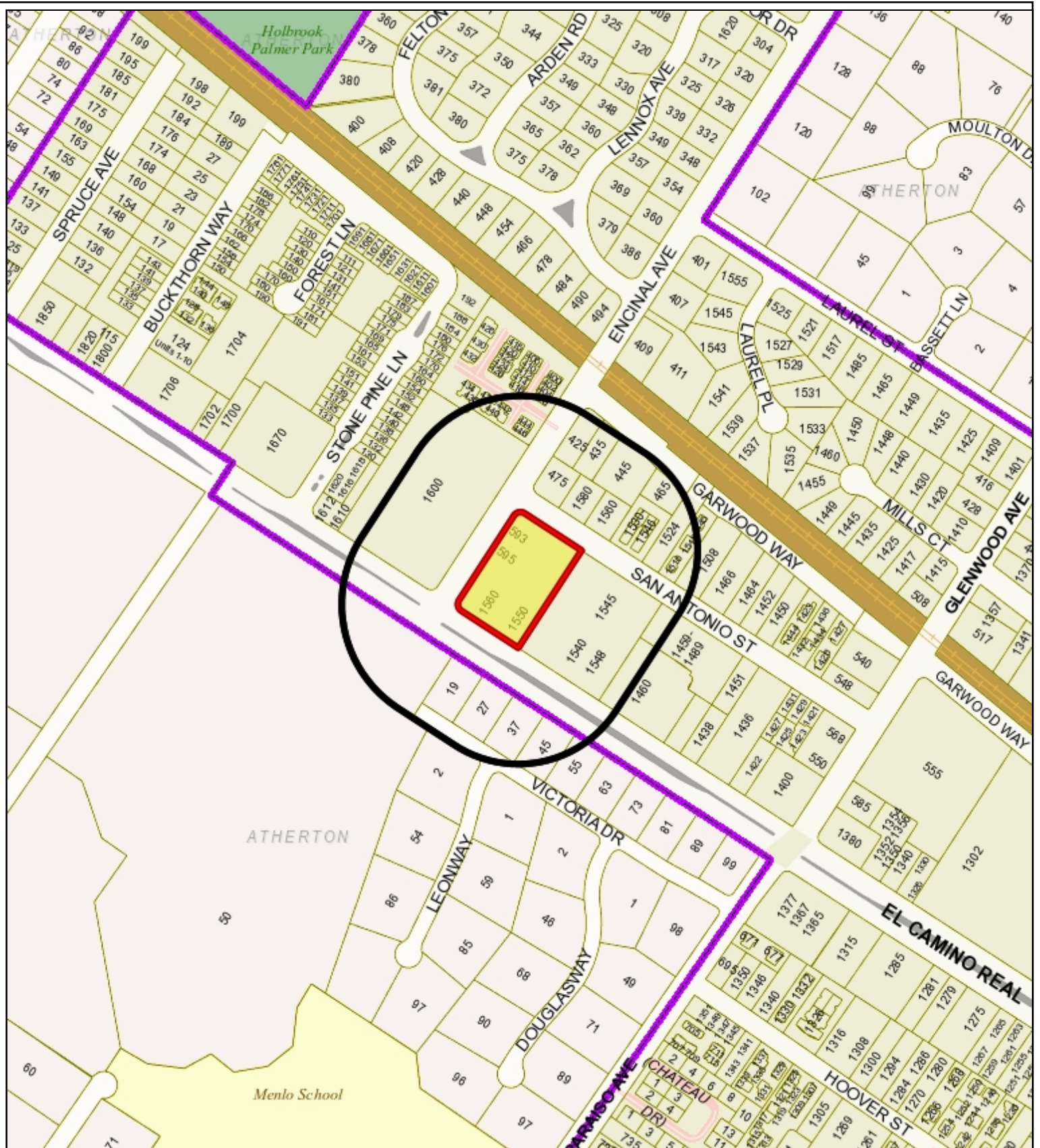
LOCATION: 1550 El Camino Real	PROJECT NUMBER: PLN2019-00082	APPLICANT: Dan Beltramo	OWNER: Dan Beltramo
PROPOSAL: Request for architectural control to construct a new three-story residential building with eight townhouse-style units on a parcel in the SP-ECR/D (El Camino Real Downtown/Specific Plan) zoning district. The existing onsite office building would remain, and the surface parking lot would be reconfigured. The proposal includes one Below Market Rate (BMR) unit for compliance with the City's BMR program.			
DECISION ENTITY: Planning Commission	DATE: January 10, 2022	ACTION: TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Harris, Kennedy, Riggs, Tate)			
ACTION:			
<p>Real, inclusive of a ten-foot wide clear pedestrian through zone and a five-foot wide furnishings zone.</p> <ol style="list-style-type: none"> 2. Provide two 36-inch box street trees on El Camino Real. 3. 3-inch grind and A.C. overlay of eight feet along El Camino Real frontage. <ol style="list-style-type: none"> iii. Applicant shall provide cost estimate and execute a DFIA (deferred Improvement agreement) associated with El Camino Real improvement prior to issuance of the first building permit. All new construction or additions of 10,000 or more square feet of gross floor area to the commercial building or for tenant improvements on a site where the cumulative construction value exceeds \$500,000 over a five-year period will trigger the construction of El Camino Real sidewalk improvements. iv. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a draft Public Service Easement (PSE) along the property frontage on El Camino Real to accommodate the full 15-foot wide sidewalk (as measured from back of curb) along the frontage of 1550 El Camino Real. Said PSE dedication shall be subject to review and approval of the Engineering and Transportation Divisions, and recorded with the San Mateo County Recorder's Office prior to building permit final inspection. v. All public right-of-way improvements, including frontage improvements and the dedication of easements and public right-of-way, shall be completed to the satisfaction of the Engineering Division prior to building permit final inspection. vi. All private easements shall be recorded with the County of San Mateo prior to building permit final inspection. vii. Prior to commencing any work within the right-of-way or public easements, the Applicant shall obtain an encroachment permit from the appropriate reviewing jurisdiction. viii. Prior to building permit issuance, Applicant shall comply with all Sanitary District, California Water Company, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project. ix. Prior to building permit issuance, Applicant shall submit plans to remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for the review and approval of the Engineering Division. 			

1550 El Camino Real – Attachment A: Recommended Actions

LOCATION: 1550 El Camino Real	PROJECT NUMBER: PLN2019-00082	APPLICANT: Dan Beltramo	OWNER: Dan Beltramo
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DECISION ENTITY: Planning Commission	DATE: January 10, 2022	ACTION: TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Harris, Kennedy, Riggs, Tate)			
<p>ACTION:</p> <ul style="list-style-type: none"> x. Prior to building permit issuance, Applicant shall submit a Grading and Drainage Plan for review and approval. Post-construction runoff into the storm drain shall not exceed pre- construction runoff levels. A Hydrology Report will be required to the satisfaction of the Engineering Division. Slopes for the first 10 feet perpendicular to the structure must be 5% minimum for pervious surfaces and 2% minimum for impervious surfaces, including roadways and parking areas, as required by CBC §1804.3. xi. Prior to building permit issuance, Applicant shall provide documentation indicating the amount of irrigated landscaping. If the project proposes more than 500 square feet of irrigated landscaping, it is subject to the City's Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44). xii. If construction is not complete by the start of the wet season (October 1 through April 30), the Applicant shall implement a winterization program to minimize the potential for erosion and sedimentation. As appropriate to the site and status of construction, winterization requirements shall include inspecting/maintaining/cleaning all soil erosion and sedimentation controls prior to, during, and immediately after each storm event; stabilizing disturbed soils through temporary or permanent seeding, mulching, matting, tarping or other physical means; rocking unpaved vehicle access to limit dispersion of mud onto public right-of-way; and covering/tarping stored construction materials, fuels, and other chemicals. Plans to include proposed measures to prevent erosion and polluted runoff from all site conditions shall be submitted for review and approval of the Engineering Division prior to beginning construction. xiii. Prior to building permit issuance, Applicant shall pay all Public Works fees the Storm Drainage Connection Fee, currently \$150.00 per multi-family unit. Refer to City of Menlo Park Master Fee Schedule. xiv. During the design phase of the construction drawings, all potential utility conflicts shall be potholed with actual depths recorded on the improvement plans submitted for City review and approval. xv. Prior to building permit issuance, the Applicant shall submit engineered Off-Site Improvement Plans (including specifications & engineers cost estimates), for approval by the Engineering Division, showing the infrastructure necessary to serve the Project. The Improvement Plans shall include, but are not limited to, all engineering calculations necessary to substantiate the design, proposed roadways, drainage improvements, utilities, traffic control devices, retaining walls, sanitary sewers, and storm drains, street lightings, common area landscaping and other 			

1550 El Camino Real – Attachment A: Recommended Actions

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PROPOSAL: Request for architectural control to construct a new three-story residential building with eight townhouse-style units on a parcel in the SP-ECR/D (El Camino Real Downtown/Specific Plan) zoning district. The existing onsite office building would remain, and the surface parking lot would be reconfigured. The proposal includes one Below Market Rate (BMR) unit for compliance with the City's BMR program.			
DECISION ENTITY: Planning Commission	DATE: January 10, 2022	ACTION: TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Harris, Kennedy, Riggs, Tate)			
<p>ACTION:</p> <p>project improvements. All public improvements shall be designed and constructed to the satisfaction of the Engineering Division.</p> <ul style="list-style-type: none"> xvi. Prior to issuance of each building permit the Applicant shall pay the applicable Building Construction Street Impact Fee in effect at the time of payment to the satisfaction of the Public Works Director. The current fee is calculated by multiplying the valuation of the construction by 0.0058. xvii. Irrigation within public right of way shall comply with City Standard Details LS-1 through LS-19 and shall be connected to the on-site water system. xviii. Prior to final inspection, the Applicant shall submit a landscape audit report. xix. The Applicant shall retain a civil engineer to prepare "as-built" or "record" drawings of public improvements, and the drawings shall be submitted in AutoCAD and Adobe PDF formats to the Engineering Division prior to Final Occupancy <p>f. Transportation-specific Conditions, subject to review and approval of the Transportation Division except as otherwise noted:</p> <ul style="list-style-type: none"> i. Prior to issuance of building permit, the applicant shall submit all relevant transportation impact fees (TIF), subject to review and approval of the Transportation Division. The TIF is estimated to be \$44,535.22. This is calculated by multiplying the fee of \$5,566.90/Unit for Multi-Family Homes by net new Multi-Family Homes of 8 Units. Please note this fee is updated annually on July 1st based on the Engineering News Record Bay Area Construction Cost Index. Fees are due before a building permit is issued. 			



City of Menlo Park
 Location Map
 1550 El Camino Real





8 UNIT APARTMENTS

1550 EL CAMINO REAL
MENLO PARK, CALIFORNIA 94025

NOVEMBER 15, 2021

PROJECT TEAM CONTACTS

OWNER
DAN BELTRAMO
BELTRAMO ENTERPRISES, INC.
3570 ALAMEDA DE LAS PULGAS
MENLO PARK, CA 94025

ARCHITECT
JEREMIAH TOLBERT
TOLBERT DESIGN ARCHITECTS
297 COMMERCIAL STREET
SAN JOSE, CA 95112

LANDSCAPE ARCHITECT
SHARI VAN DORN
VAN DORN ABED
81 14TH STREET
SAN FRANCISCO, CA 94103

CIVIL ENGINEERS
CUONG TRAN
BKF ENGINEERS
1730N. FIRST STREET SUITE 600
SAN JOSE, CA 95112

ARBORIST
JOHN MCCLENAHAN
MCCLENAHAN CONSULTING LLC
1 ARASTRADERO ROAD
PORTOLA VALLEY, CA 94028

PROJECT DESCRIPTION

1550 EL CAMINO REAL IS A SITE BORDERED BY EL CAMINO REAL, ENCINAL AVENUE, SAN ANTONIO STREET, AND A PRIVATE PROPERTY. AN 18,432 SQFT. OFFICE BUILDING AND ITS PARKING LOT TAKE UP A MAJORITY OF THE SITE. MOST OF THE LANDSCAPING IS SITUATED BETWEEN THE NON-MEDICAL OFFICE BUILDING AND EL CAMINO REAL.

OUR PROPOSAL REDEVELOPS THE NORTH PART OF THE SITE AND REPLACES A PORTION OF THE PARKING AREA. THIS ALLOWS US TO ADD AN EIGHT UNIT APARTMENT BUILDING ON THE SITE ALONG SAN ANTONIO STREET (NORTH) OF THE PROPERTY. THE NEW BUILDING WILL HAVE A MEDITERRANEAN DESIGN THAT FITS WELL WITH THE NEIGHBORHOOD. THE NEW BUILDING IS THREE STORIES AND HAS A FLOOR AREA OF 15,575 SQFT. (AREA CALCULATED TO CITY F.A.R. STANDARDS). THERE ARE EIGHT UNITS. SEVEN OF THE UNITS HAVE A TWO BEDROOM LAYOUT AND ONE UNIT HAS A THREE BEDROOM LAYOUT. EACH UNIT HAS ITS OWN TWO CAR GARAGE ON THE BOTTOM FLOOR. ONE OF THE UNITS, UNIT #5, WILL BE DESIGNATED AS BELOW MARKET RATE (B.M.R.) AND WILL FOLLOW ALL RULES AND REGULATIONS FOR B.M.R. UNITS WITHIN THE CITY OF MENLO PARK. THE BUILDING HAS VARIOUS ROOF HEIGHTS. THE TALLEST POINT OF THE BUILDING IS A TOWER FEATURE THAT IS 41'-5" TALL (NOT OCCUPIED SPACE). THE BUILDING IS SITUATED ON THE SITE SO THAT MOST OF THE AREA BEING ALTERED IS PARKING.

PUBLIC OUTREACH WILL INCLUDE MAILED FLYERS WITH A 1/2 MILE RADIUS. THE FLYERS WILL INCLUDE A PROJECT DESCRIPTION A RENDERINGS OR OTHER GRAPHIC DEPICTION OF THE PROJECT AND DATES OF RELEVANT CITY HEARINGS.

PROJECT DATA TABLE

LOCATION: 1550 EL CAMINO REAL (PROPOSED NEW ADDRESS: 1550 SAN ANTONIO)			
EXISTING USE: NON-MEDICAL OFFICE		APPLICANT: JEREMIAH TOLBERT, AIA	
PROPOSED USE: MAINTAIN EXISTING USE AND ADD MULTI-FAMILY BUILDING TO NORTH END OF SITE		PROPERTY OWNER: DAN BELTRAMO	
ZONING: ECR NE (EL CAMINO AND DOWN TOWN SPECIFIC PLAN)		OCCUPANCY GROUP: R2	
DEVELOPMENT STANDARDS			
LOT AREA:	58,496 SF	EXISTING PROJECT	58,496 SF
LOT WIDTH:	195'-3"		195'-3"
LOT DEPTH:	300'		300'
SETBACKS			
FRONT (SOUTH/EL CAMINO)	FRONT NOT IN AREA OF WORK	24'-6"	10'-20'
REAR (NORTH/SAN ANTONIO)	7'	N/A	7'-12'
SIDE (EAST/ INTERIOR)	3'-1" 1ST STORY/10' 2ND/UP	N/A	0' 1ST STORY / 10' 2ND AND ABOVE
SIDE (WEST/ENCINAL)	10'	N/A	10'-20'
BUILDING COVERAGE (ROOF)	15,387.6 SF	10,595 SF	N/A
FAR (FLOOR AREA RATIO)	.57	.31	ALLOWABLE FAR 1.10
SQUARE FOOTAGE BY FLOOR			
1ST NEW RESIDENTIAL*	2,891.5 SF	N/A	N/A
2ND NEW RESIDENTIAL	5,640.4 SF	N/A	N/A
3RD NEW RESIDENTIAL	6,807.7 SF	N/A	N/A
ATTIC NEW RESIDENTIAL	0.0 SF	N/A	N/A
(TOTAL NEW RESIDENTIAL)*	15,339.6 SF	N/A	N/A
TRASH ENCLOSURE*	231 SF	N/A	N/A
1ST FLOOR EXISTING OFFICE	N/A	9,087.6 SF	N/A
2ND FLOOR EXISTING OFFICE	N/A	8,958.4 SF	N/A
(EXISTING OFFICE TOTAL)*	N/A	18,046.0 SF	N/A
SQUARE FOOTAGE OF BLDGS*	15,387.6 SF	18,046.0 SF	N/A
BUILDING HEIGHT			
NEW RESIDENTIAL	39'-10"	N/A	38' + 4' FOR PARAPET
TRASH ENCLOSURE	10'-3"	N/A	38' + 4' FOR PARAPET
EXISTING OFFICE	N/A	29'-4"	38' + 4' FOR PARAPET
LANDSCAPING			
PORCHES, AND BALCONIES	5,250 SF	13,664 SF	N/A
	606.2 SF	0 SF	N/A
IMPERVIOUS			
PAVING (UNCOVERED PARKING)	23,602 SF	31,158 SF	N/A
ROOFS	18,151.0 SF	10,595 SF	N/A
OTHER(PATIOS, SIDEWALKS, ETC)	3,076 SF	2,886 SF	N/A
TOTAL	45,101 SF	44,639 SF	N/A
OPEN SPACE	20,285.7 SF / 34.7%	16,743 SF / 28.6%	30% OPEN SPACE REQUIRED
PARKING	85	96	85 STALLS REQUIRED
DEFINE BASIS FOR PARKING			
		69 UNCOVERED PARKING (OFFICE)	
		16 COVERED PARKING / 2 PER UNIT (RESIDENTIAL)	
BIKE PARKING	2	0	1 PER 10 UNITS TEMP. GUEST SPOT UNITS WITH PRIVATE GARAGES DON'T REQUIRE PARKING FOR RESIDENTS
TREES** ***	# OF EXISTING HERITAGE TREES 16	# OF EXISTING NON-HERITAGE TREES 27	# OF NEW TREES
	# OF HERITAGE TREES TO BE REMOVED 11	# OF EXISTING NON-HERITAGE TREES TO BE REMOVED 20	TOTAL # OF TREES AFTER COMPLETION

* THE TRASH ENCLOSURE (231 SF) AND GARAGES (410 SF EACH) DO NOT COUNT TOWARD FAR, THEREFORE, ARE NOT COUNTED IN SQUARE FOOTAGE TOTALS

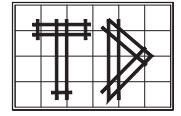
** TREE NUMBERS ARE FOR TREES WITHIN PROPERTY LINES. FOR TREES IN AREA OF WORK, NEARBY TREES, AND/OR MORE DETAILED TREE INFORMATION PLEASE SEE LANDSCAPE DRAWINGS, CIVIL DRAWINGS AND ARBORIST REPORT.

*** THE ARBORIST AND CIVIL BOTH TOOK TREE MEASUREMENTS AND THEY MAY DIFFER SLIGHTLY. PLEASE REFER TO THE NUMBERS I ARBORIST REPORT WHEN EVALUATING HEALTH, SIZE AND HERITAGE STATUS OF TREES.

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SITE PHOTOS	P0-1
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UNIT #	AREA	UNIT TYPE	BASE AREA	GARAGES	BASE AREA - GARAGES	ATTIC
UNIT 1	AREA 3	BEDROOM	2477.1	410	2067.1	
UNIT 2	AREA 2	BEDROOM	2388.3	410	1978.3	
UNIT 3	AREA 2	BEDROOM	2444.4	410	2034.4	
UNIT 4	AREA 2	BEDROOM	2106.6	410	1696.6	
UNIT 5	AREA 2	BEDROOM BMR UNIT	2106.6	410	1696.6	
UNIT 6	AREA 2	BEDROOM	2444.4	410	2034.4	
UNIT 7	AREA 2	BEDROOM	2388.3	410	1978.3	
UNIT 8	AREA 2	BEDROOM ADA UNIT	2562.9	410	2152.9	



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BELTRAMO APARTMENTS

1550 EL CAMINO REAL
MENLO PARK, CA 94025

Revisions:

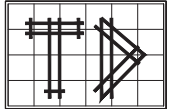
No.	Date	Revision
9	09.24.2019	PLAN CHECK 1
10	08.21.2021	12.23.20 ARCH CONTROL
11	09.24.2021	08.10.21 ARCH CONTROL
12	11.15.2021	11.05.21 ARCH CONTROL



Sheet Description:

INDEX & PROJECT DATA

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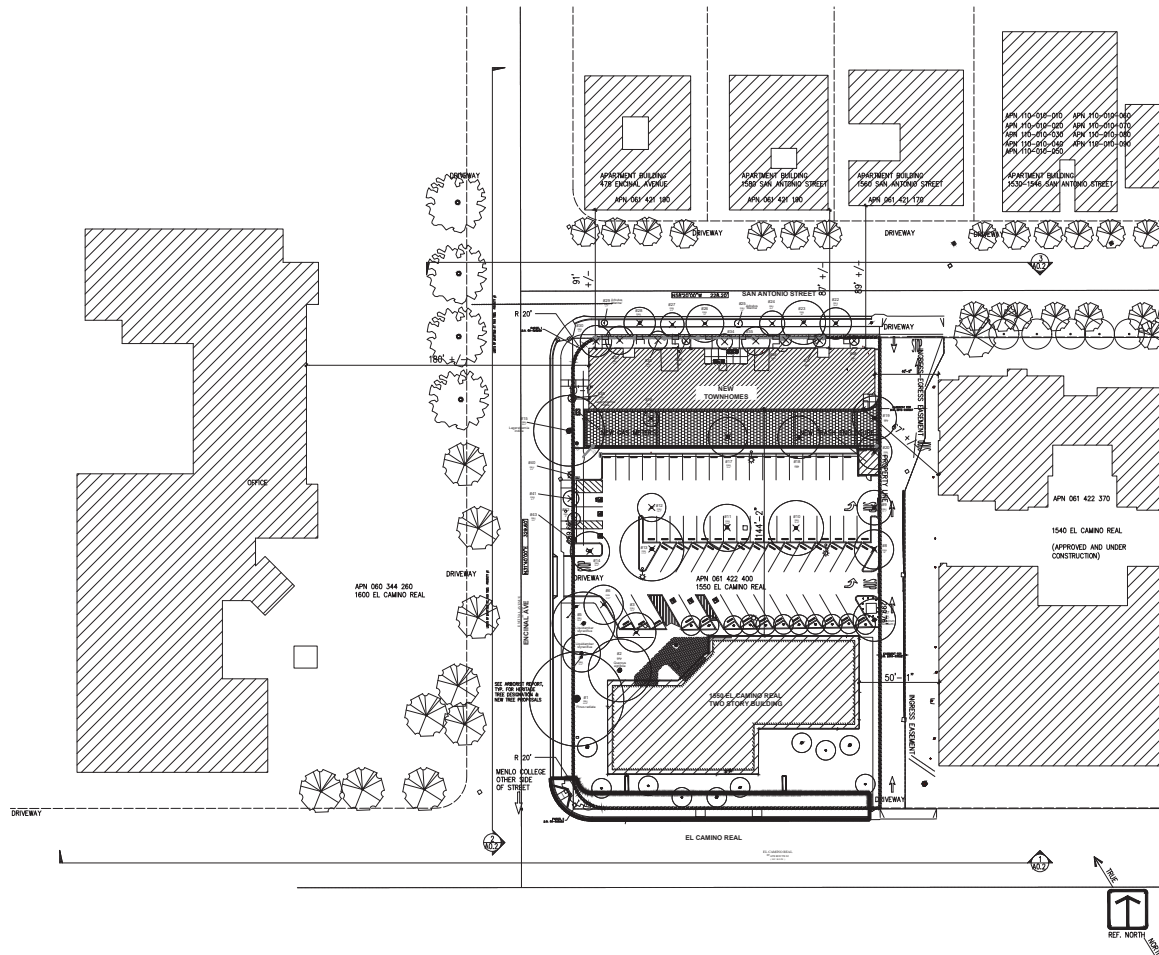


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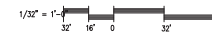
AREA PLAN

Scale:	JHP
Drawn:	JHP
Checked:	JHP
Date:	11-15-2021
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A0-1



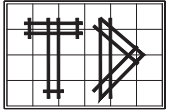
1 SITE
A0-1 SCALE: 1" = 32' 0"



LEGEND

PROPERTY LINE/AREA OF WORK

LOT LINE OF ADJACENT PROPERTY



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Sheet Description:

PROPOSED STREETSCAPE

Scale: _____

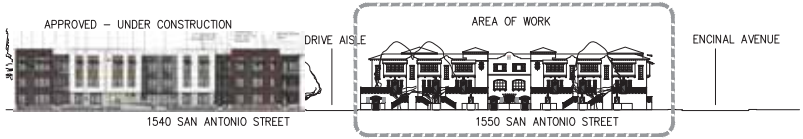
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Checked: JT

Date: 04-29-20

Project#: 2024

A0-2

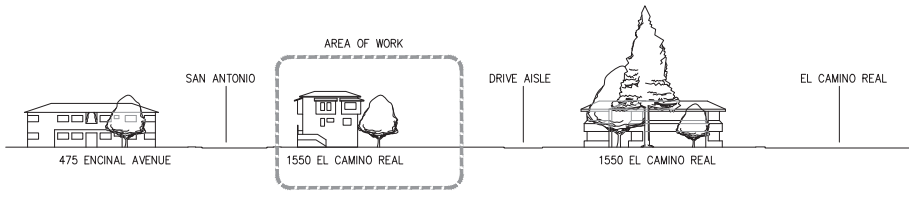


NOTE: ONLY LARGE TREES SHOWN

3 STREETScape FROM SAN ANTONIO STREET
 A0-2 SCALE: 1" = 32' 0"

1/32" = 1'-0"

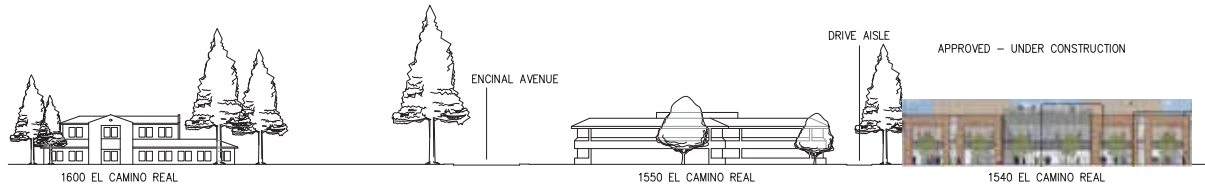
32' 16' 0' 32' 64'



2 STREETScape FROM ENCINAL AVENUE
 A0-2 SCALE: 1" = 32' 0"

1/32" = 1'-0"

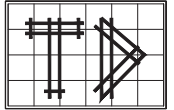
32' 16' 0' 32' 64'



1 STREETScape FROM EL CAMINO REAL
 A0-2 SCALE: 1" = 32' 0"

1/32" = 1'-0"

32' 16' 0' 32' 64'



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No.	Date	Revision
▲ 9.24.2019		PLAN CHECK 1
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Sheet Description:

SITE PHOTOS

Scale:	
Drawn:	JT
Checked:	04.20.20
Date:	
Project#:	2024

PO-1



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10



PHOTO 11



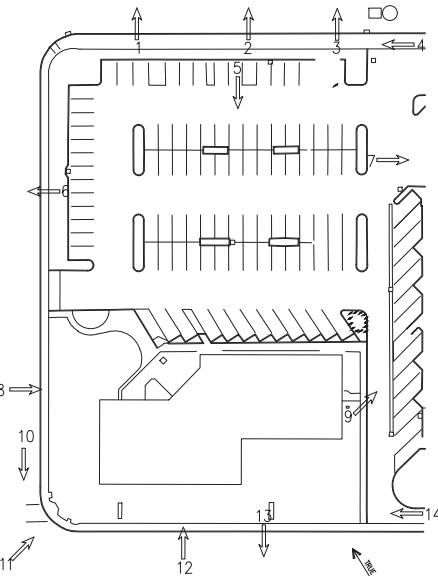
PHOTO 12



PHOTO 13



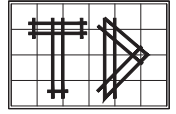
PHOTO 14



1 SITE MAP
PO-1 SCALE: 1" = 64' 0"

1/64" = 1'-0"
64' 32' 0' 64' 128'





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▲ 4	11.15.2021	11.05.21 ARCH CONTROL



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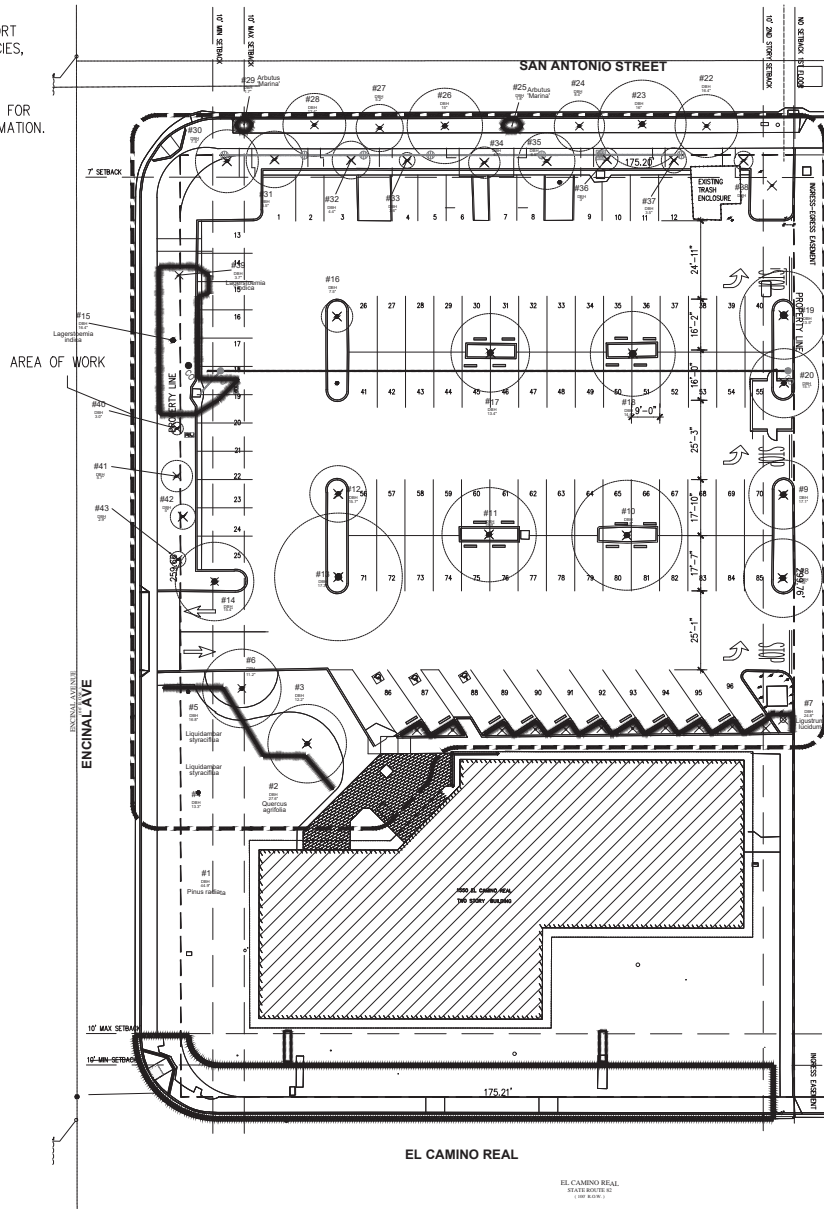
EXISTING CONDITIONS
SITE PLAN

Scale	
Drawn	JT
Checked	
Date	11-15-2021
Project#	2024

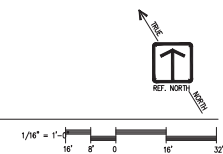
A1-0

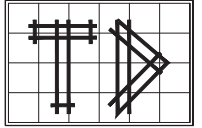
NOTE: SEE ARBORIST REPORT
FOR TREE CONDITION, SPECIES,
AND SIZE.

NOTE: SEE CIVIL DRAWINGS FOR
DETAILED PROPERTY INFORMATION.



1 SITE
A1-0 SCALE: 1/16" = 1' 0"





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▲	09-24-2021	08.10.2021 ARCH CONTROL
▲	11-15-2021	11.05.2021 ARCH CONTROL
▲	12-03-2021	11.20.2021 ARCH CONTROL
▲	12-28-2021	12.21.2021 ARCH CONTROL



Sheet Description:

PROPOSED SITE PLAN

Scale	3/16" = 1'-0"
Drawn	JHP
Checked	JT
Date	12.28.2021
Project #	2024

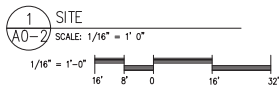
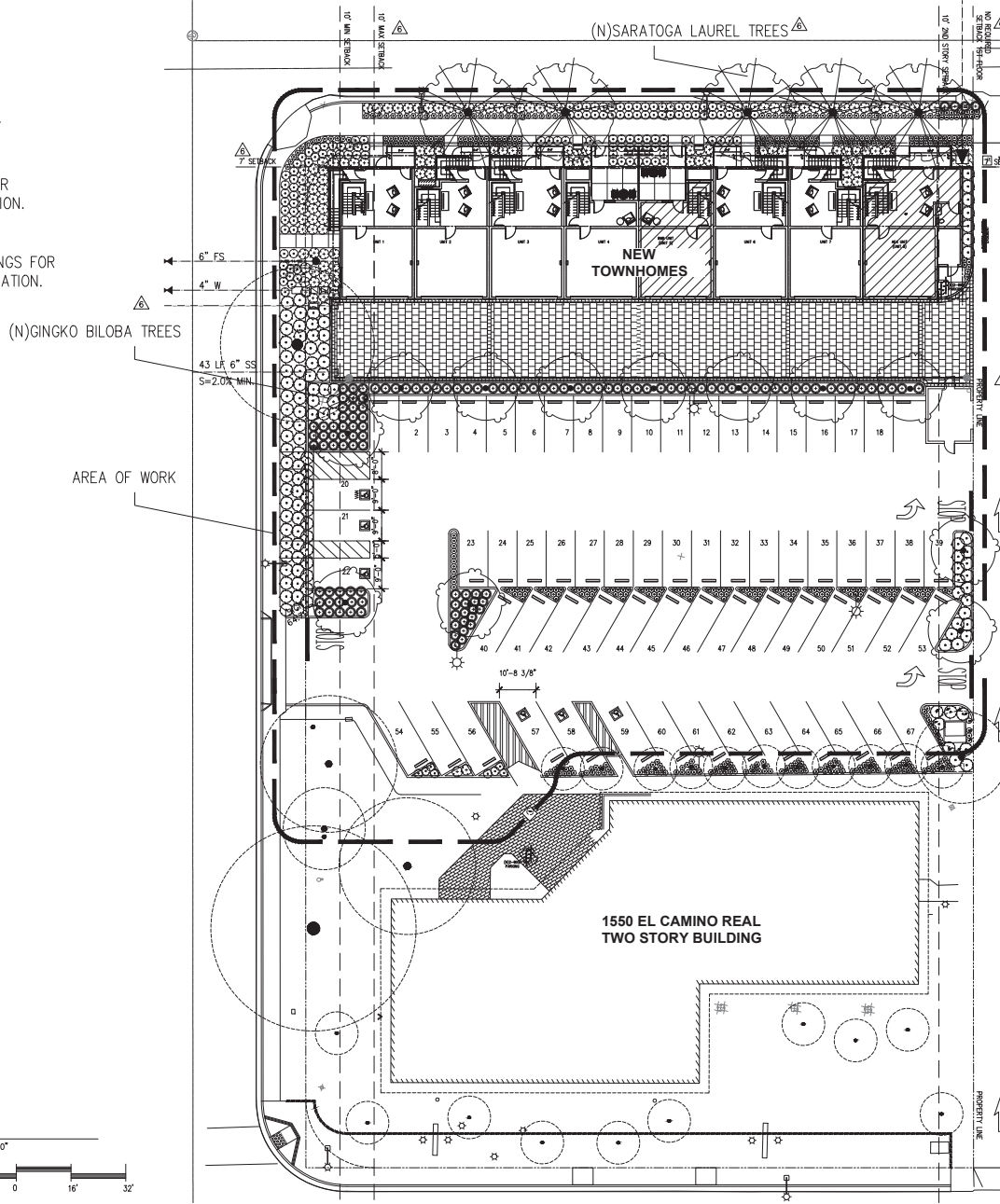


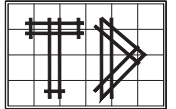
A 1-1

NOTE: SEE ARBORIST REPORT FOR TREE CONDITION, SPECIES, AND SIZE.

NOTE: SEE CIVIL DRAWINGS FOR DETAILED PROPERTY INFORMATION.

NOTE: SEE LANDSCAPE DRAWINGS FOR DETAILED LANDSCAPED INFORMATION.





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APARTMENTS**

1550 EL CAMINO REAL
MENLO PARK, CA 94025

Revisions:

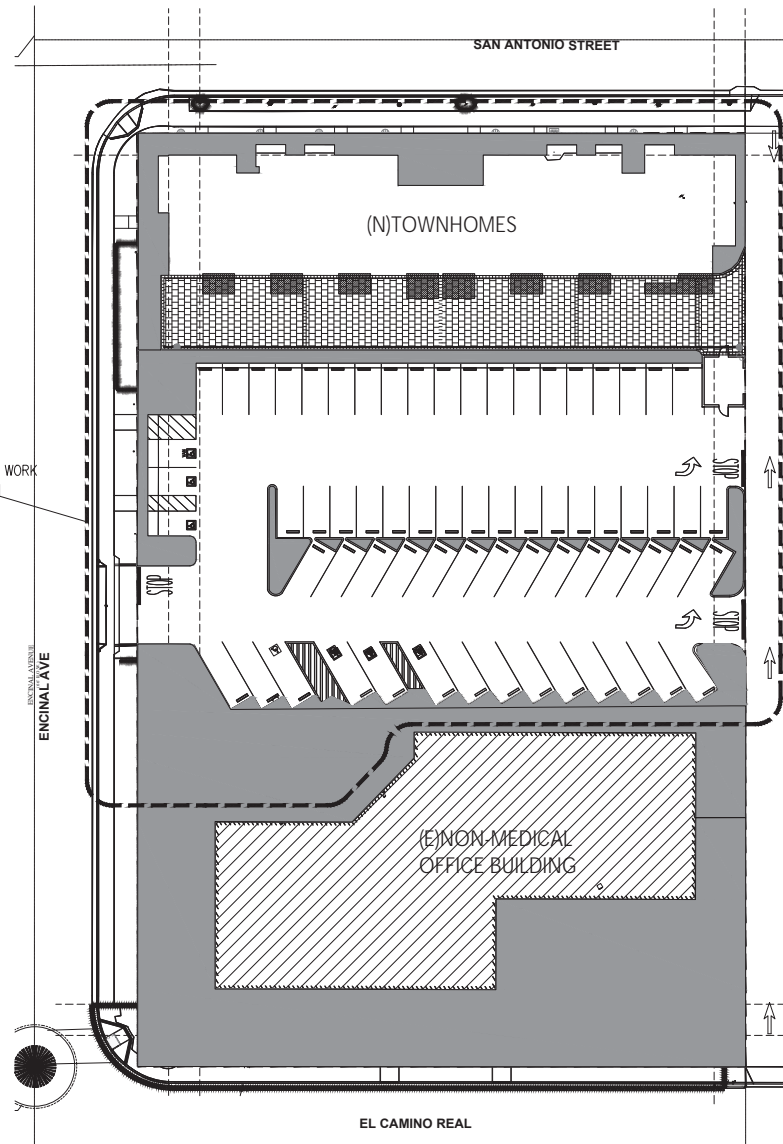
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▲ 06.21.2021	12.23.20	ARCH CONTROL
▲ 09.24.2021	08.10.21	ARCH CONTROL
▲ 11.15.2021	11.05.21	ARCH CONTROL



Sheet Description:

**OPEN SPACE
DIAGRAM**

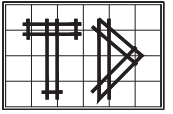
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OPEN SPACE CALCULATION

AROUND OFFICE BUILDING	13,564 SF
AROUND PARKING LOT & NEW APARTMENTS	5,200 SF
SEMI PRIVATE YARDS / PATIOS	765.5 SF
PRIVATE BALCONIES	606.2 SF
TOTAL	20,135.7 SF
OVERALL SITE AREA	58,517 SF
OPEN SPACE CALCULATION	20,135.7 / 58,517 = 34.7%

1 SITE
A0-2 SCALE: 1/16" = 1' 0"

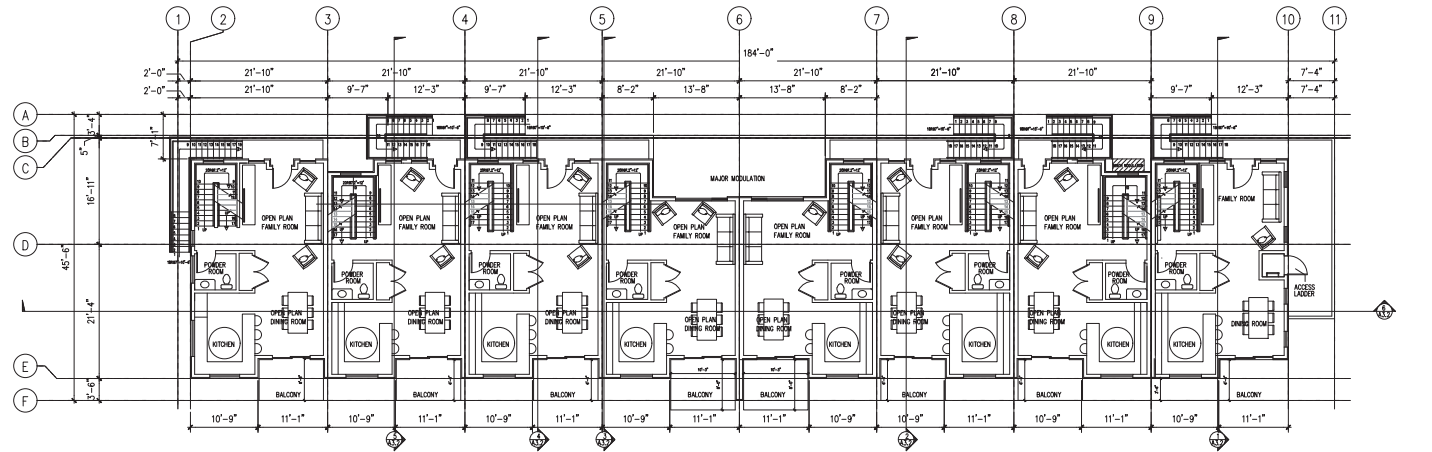


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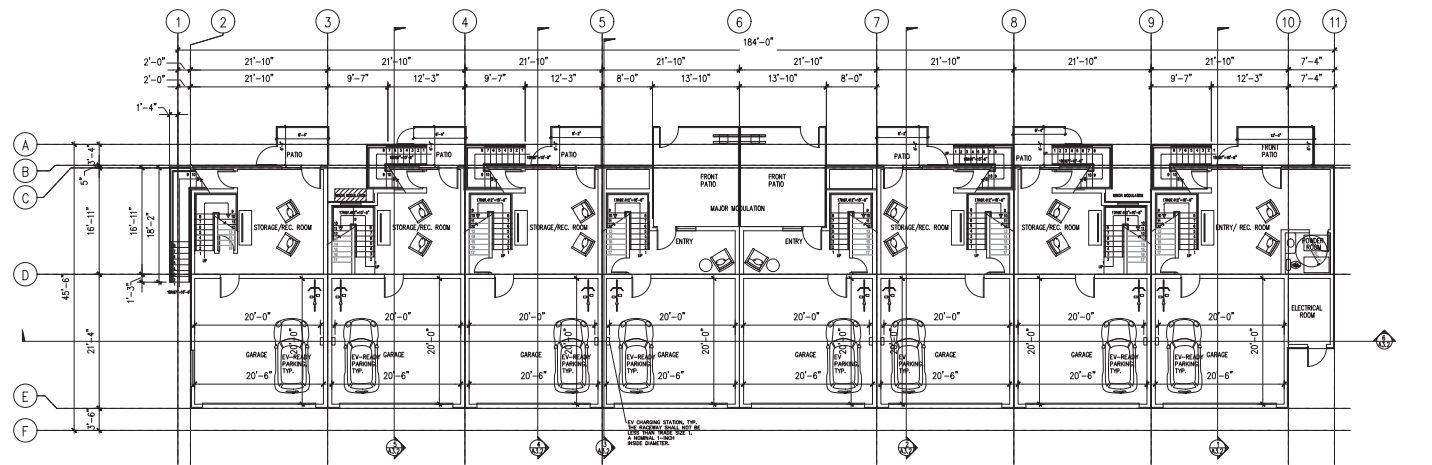


2 2ND FLOOR PLAN
A2-1 SCALE: 1/8" = 1' 0"

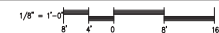


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1 1ST FLOOR PLAN
A2-1 SCALE: 1/8" = 1' 0"



Sheet Description:

1ST AND 2ND FLOOR PLANS

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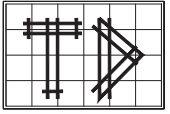
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Checked: _____

Date: 11-15-2021

Project#: 2024

A2-1

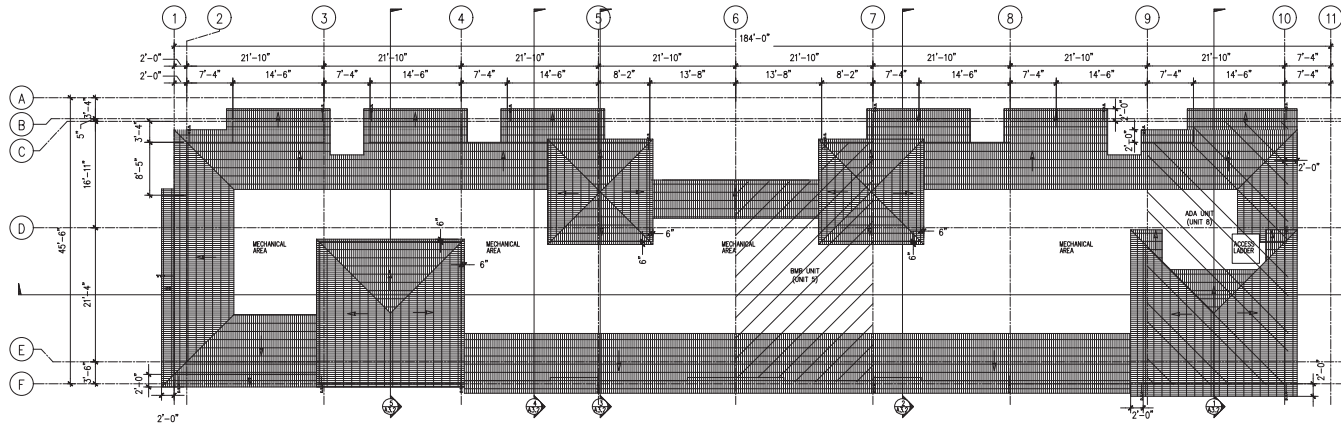


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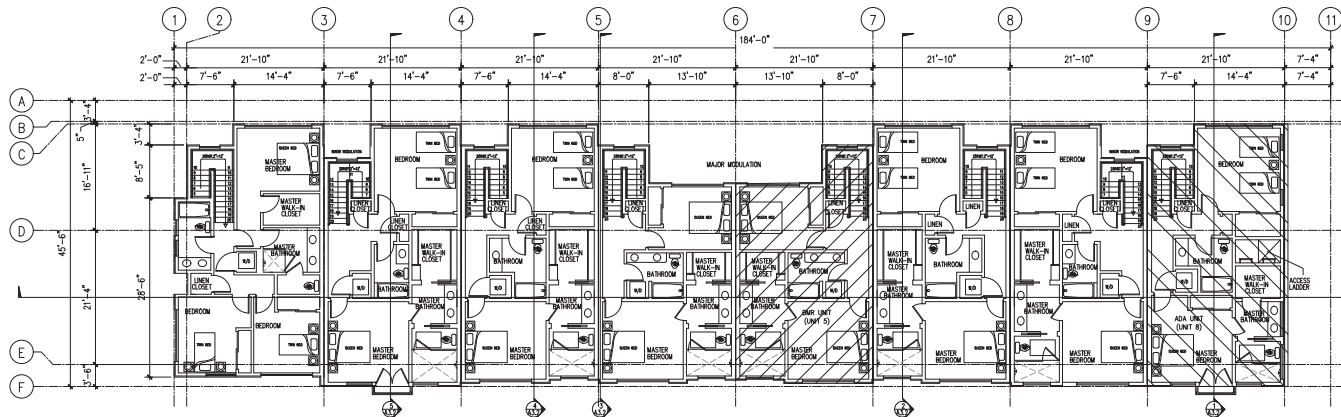
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2 ROOF PLAN
A2-2 SCALE: 1/8" = 1' 0"



1 3RD FLOOR
A2-2 SCALE: 1/8" = 1' 0"



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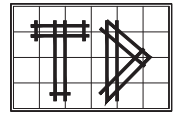


Sheet Description:

3RD FLOOR PLAN
AND ROOF PLAN

Scale:	
Drawn:	
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Date:	11-15-2021
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A2-2



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Sheet Description:

PROPOSED ELEVATIONS

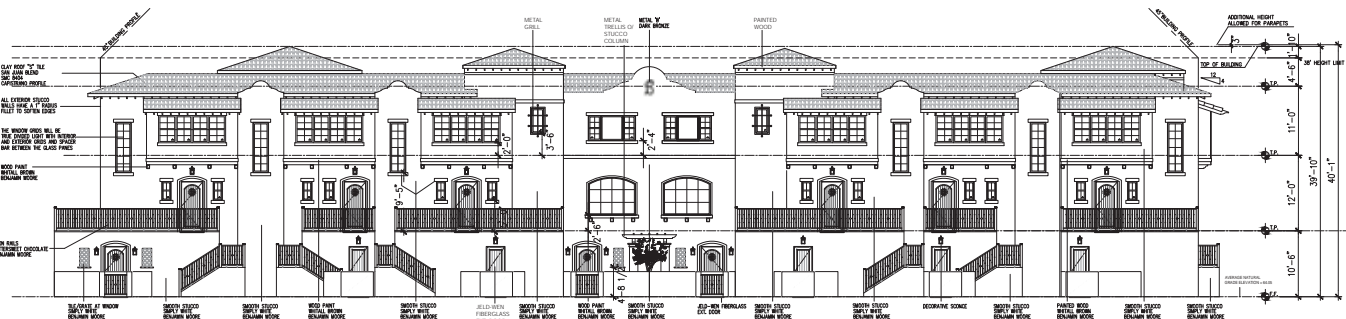
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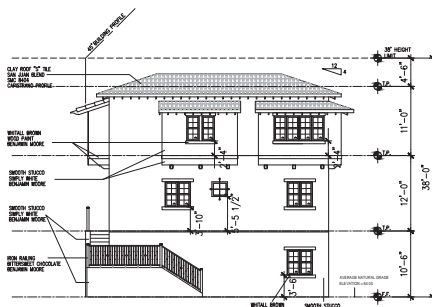
- THE WINDOW GRIDS WILL BE SIMULATED TRUE DIVIDED LIGHT WITH INTERIOR AND EXTERIOR GRIDS AND A SPACER BAR BETWEEN THE GLASS PANE.
- BODY EXTERIOR STUCCO**
1st Coat: Benjamin Moore Fresh Start® High-Hiding All Purpose 046, 44 gal., 6, 17, 17 X-Green, 39, 50, 50 X-Green, 137, 137 X-Green. Qualifies for LEED® v4 Credit, Qualifies for CHPS low emitting credits
2nd Coat: Benjamin Moore Exterior Regal® Select EXT Low Lustre W103, Simply White OC-117, 36 gal., 214
- TRIM EXTERIOR WOOD**
1st Coat: Benjamin Moore Fresh Start® High-Hiding All Purpose 046, 44 gal., 6, 17, 17 X-Green, 39, 50, 50 X-Green, 137, 137 X-Green. Qualifies for LEED® v4 Credit, Qualifies for CHPS low emitting credits
2nd Coat: Benjamin Moore Exterior Regal® Select EXT Low Lustre W103, Whitall Brown HC-69, 36 gal., 214
- 3rd Coat: Benjamin Moore Exterior Regal® Select EXT Low Lustre W103, Whitall Brown HC-69, 36 gal., 214**



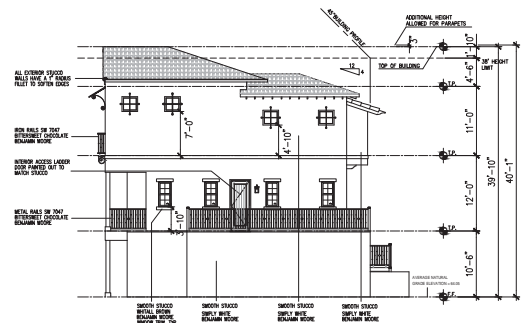
4 GARAGE DRIVE AISLE (SOUTH ELEVATION)
A3-1 SCALE: 1/8" = 1' 0"



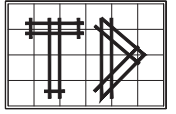
3 SAN ANTONIO STREET (NORTH ELEVATION)
A3-1 SCALE: 1/8" = 1' 0"



2 ENCINAL AVENUE (WEST ELEVATION)
A3-1 SCALE: 1/8" = 1' 0"



1 EAST ELEVATION
A3-1 SCALE: 1/8" = 1' 0"



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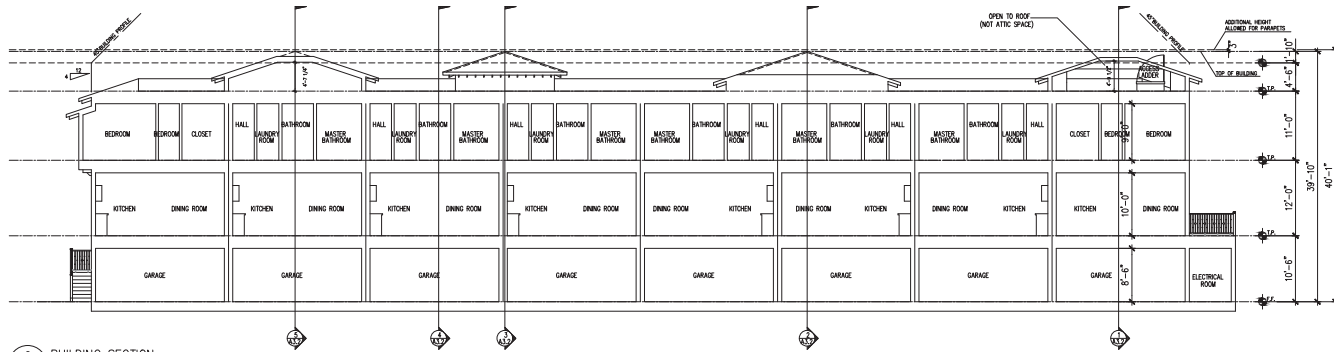


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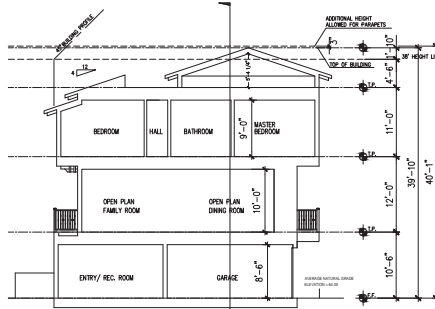
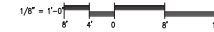
PROPOSED SECTIONS

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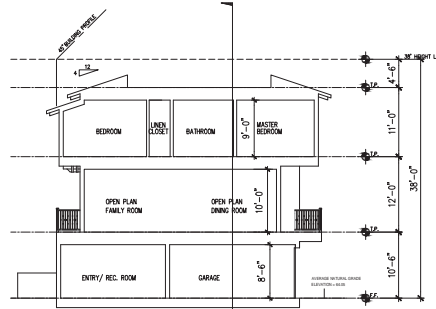
A3-2



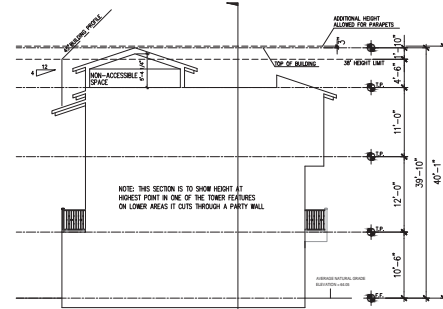
6 BUILDING SECTION
A3-2 SCALE: 1/8" = 1' 0"



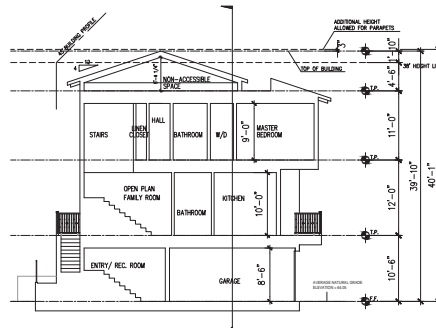
5 BUILDING SECTION
A3-2 SCALE: 1/8" = 1' 0"



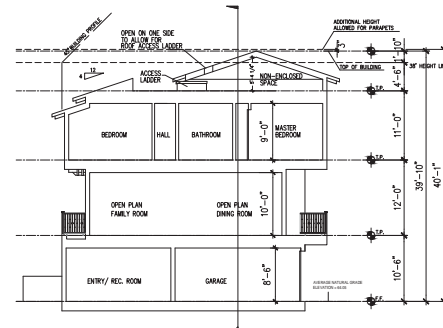
4 BUILDING SECTION
A3-2 SCALE: 1/8" = 1' 0"



3 BUILDING SECTION
A3-2 SCALE: 1/8" = 1' 0"

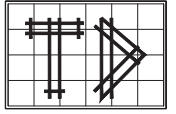


2 BUILDING SECTION
A3-2 SCALE: 1/8" = 1' 0"



1 BUILDING SECTION
A3-2 SCALE: 1/8" = 1' 0"





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▲	9.24.2019	PLAN CHECK 1
▲	08.21.2021	12.23.20 ARCH CONTROL
▲	09.24.2021	08.10.21 ARCH CONTROL
▲	11.15.2021	11.05.21 ARCH CONTROL

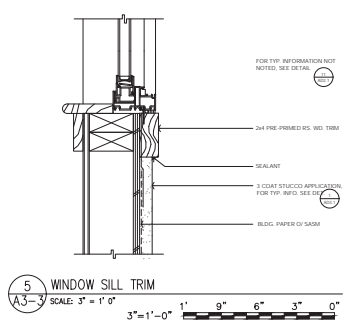
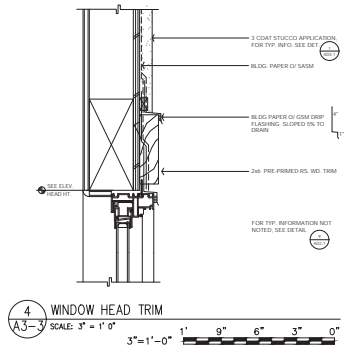
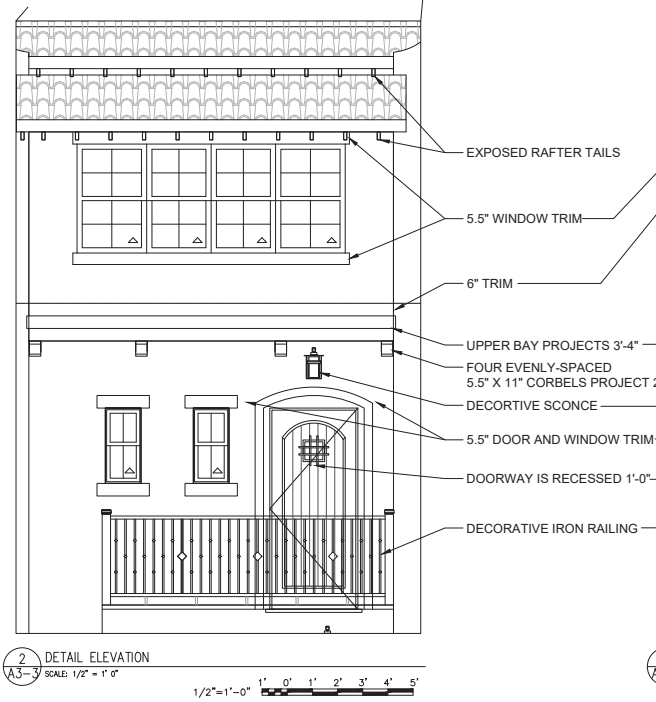
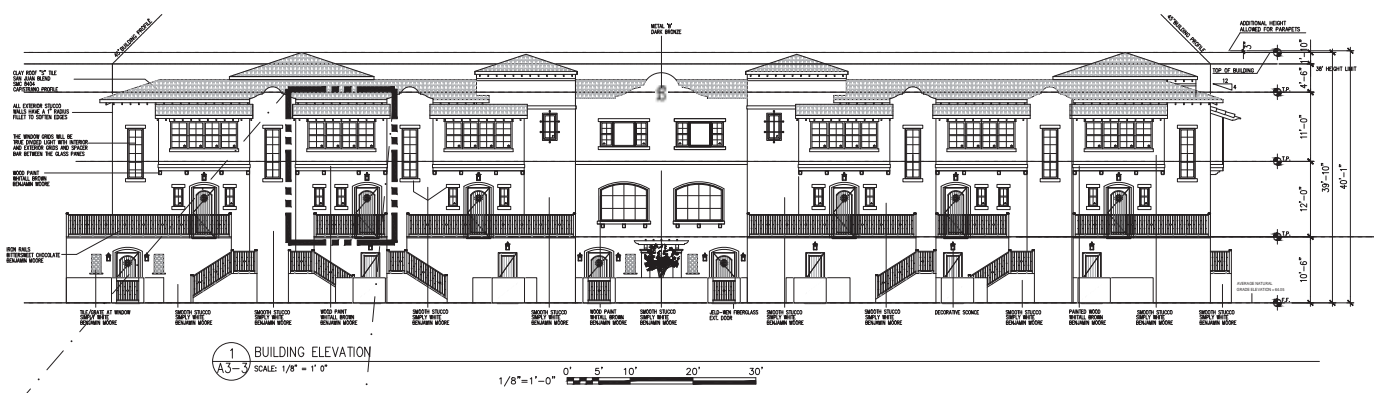


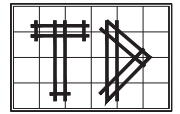
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DETAILS

Scale	
Drawn	JT
Checked	
Date	11-15-2021
Project#	2024

A3-3





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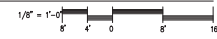
BELTRAMO APARTMENTS

1550 EL CAMINO REAL
MENLO PARK, CA 94025

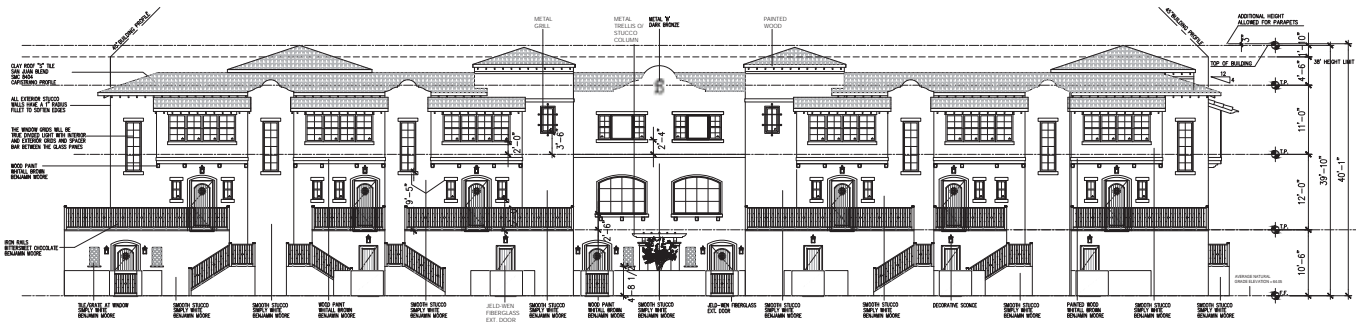
MAIN FACADE (STUCCO) 5,717 SF
SECOND FLOOR PROJECTION 133 SF
TOTAL AREA OF BUILDING PROJECTIONS 2%



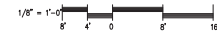
4 GARAGE DRIVE AISLE (SOUTH ELEVATION)
A3-1 SCALE: 1/8" = 1' 0"



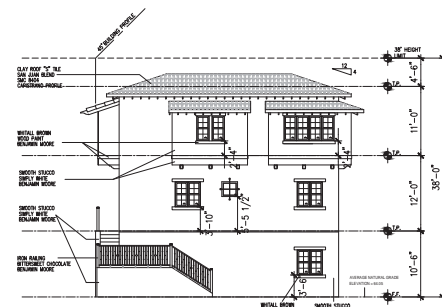
MAIN FACADE (STUCCO) 2,084 SF
MAIN FACADE TERRACE (STUCCO) 924 SF
TOTAL 3,008 SF
THIRD FLOOR PROJECTION 948 SF
TOTAL AREA OF BUILDING PROJECTIONS 32%
STUCCO STAIRS 325 SF
STUCCO GARDEN WALLS 322 SF
MAJOR MODULATION 761 SF
MINOR MODULATION 476 SF



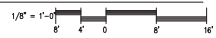
3 SAN ANTONIO STREET (NORTH ELEVATION)
A3-1 SCALE: 1/8" = 1' 0"



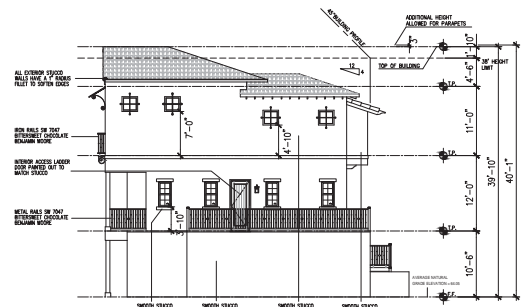
MAIN FACADE (STUCCO) 763 SF
MAIN FACADE STAIR (STUCCO) 137 SF
TOTAL 900 SF
THIRD FLOOR PROJECTION 250 SF
TOTAL AREA OF BUILDING PROJECTIONS 28%



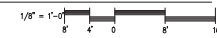
2 ENCINAL AVENUE (WEST ELEVATION)
A3-1 SCALE: 1/8" = 1' 0"



MAIN FACADE (STUCCO) 865 SF
MAIN FACADE TERRACE (STUCCO) 410 SF
TOTAL 4,275 SF
THIRD FLOOR PROJECTION 0 SF



1 EAST ELEVATION
A3-1 SCALE: 1/8" = 1' 0"



Revisions:

No.	Date	Revision
1	9.24.2019	PLAN CHECK 1
2	08.21.2021	12.23.20 ARCH CONTROL
3	09.24.2021	08.10.21 ARCH CONTROL
4	11.15.2021	11.05.21 ARCH CONTROL

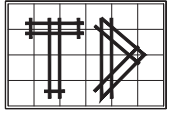


Sheet Description:

PROJECTIONS

Scale	
Drawn	
Checked	JT
Date	11-15-2021
Project#	2024

A3-4



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BELTRAMO APARTMENTS

1550 EL CAMINO REAL
MENLO PARK, CA 94025

Revisions:

No.	Date	Revision
▲	9.24.2019	PLAN CHECK 1
▲	06.21.2021	12.23.20 ARCH CONTROL
▲	09.24.2021	08.10.21 ARCH CONTROL



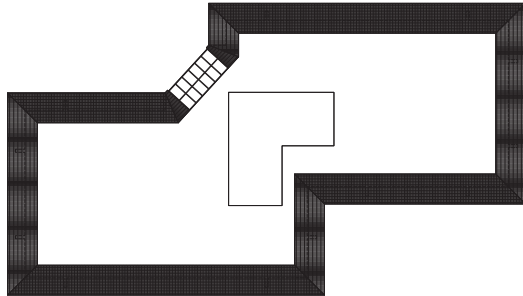
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EXISTING AREA CALCULATIONS

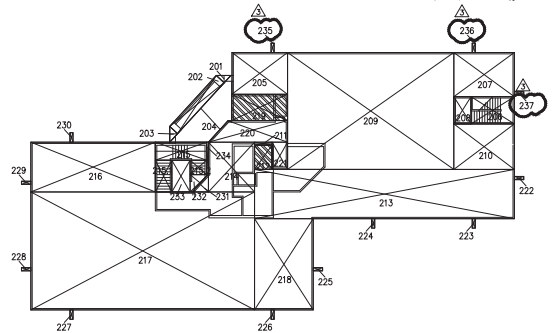
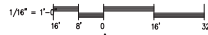
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Checked:	10/01/2021
Date:	
Project#:	2024

ACO-1

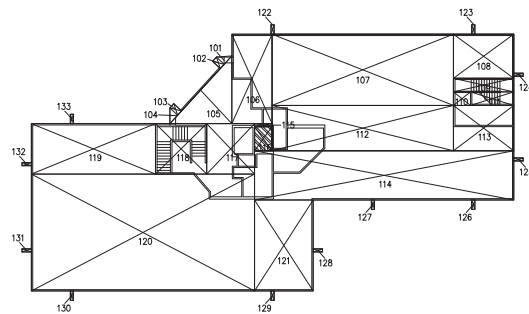
NOTE: NO AREA ON ROOF LEVEL COUNTS TOWARDS GFA



3 2ND ROOF AREA CALCULATION PLAN
SCALE: 1/16" = 1' 0"



2 2ND FLOOR AREA CALCULATION PLAN
SCALE: 1/16" = 1' 0"



1 1ST FLOOR AREA CALCULATION PLAN
SCALE: 1/16" = 1' 0"



QUADRANT	SIZE	HYPOTENUSE	AREA IN SQUARE FEET	NOTES
105	21'-2" x 19'-9"	29.3'	213.1	A=AB/2
106	28'-6" x 12'-10"	365.8		
107	22'-9" x 57'-10"	1315.7		
108	14'-1" x 19'-3"	271.1		
109	4'-2" x 19'-3"	83.4		1ST FLOOR STAIRS
110	4'-4" x 4'-6"	23.8		1ST FLOOR STAIRS
111	4'-4" x 13'-10"	59.9		
112	14'-6" x 57'-10"	838.6		
113	14'-6" x 19'-3"	279.1		
114	10'-6" x 82'-8"	1295.1		
115	0'-11" x 9'-7"	5.1		
117	16'-1" x 15'-3"	245.3		
118	16'-1" x 16'-4"	262.7		1ST FLOOR STAIRS
119	16'-1" x 39'-7"	636.6		
120	17'-2" x 71'-2"	2651.0		
121	29'-0" x 18'-8"	541.3		

FIRST FLOOR TOTAL AREA=9,087.6 SF

205	17'-8" x 13'-3"	234.1		
206	19'-10" x 8'-8"	171.9		
207	14'-1" x 19'-3"	271.1		
208	8'-8" x 6'-8"	47.7		
209	37'-2" x 52'-11"	1966.7		
210	14'-6" x 19'-3"	279.1		
213	15'-8" x 82'-8"	1295.1		
214	24'-2" x 27'-2"	234.7		
215	16'-4" x 5'-0"	94		2ND FLOOR STAIRS
215A	16'-4" x 5'-0"	52.8		2ND FLOOR STAIRS
215B	4'-6" x 5'-0"	24.1		2ND FLOOR STAIRS
216	15'-10" x 39'-7"	626.7		
217	17'-8" x 72'-7"	2706.3		
218	28'-7" x 16'-5"	526.4		
220	24'-2" x 6'-10"	172.0		
221	4'-11" x 8'-8"	42.6		

SECOND FLOOR TOTAL AREA=6,745.3 SF

TOTAL FLOOR AREA	17,832.9 SF
EXISTING FAR	.31

LEGEND

[Pattern]	GARAGES	[Pattern]	PORCHES	[Pattern]	MECHANICAL AND MAINTENANCE AREAS UNASSIGNED TO SPECIFIC UNITS (ELECTRICAL ROOM / ROOF LADDER)
[Pattern]	YARDS	[Pattern]	PRIVATE BALCONIES		

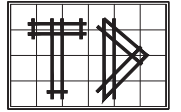
QUADRANT	SIZE	HYPOTENUSE	AREA IN SQUARE FEET	NOTES
101	3'-5" x 3'-8"	5.0	6.3	A=AB/2
102	3'-5" x 1'-10"	6.3		
103	3'-5" x 1'-10"	6.3		
104	3'-5" x 3'-8"	5.0	6.3	A=AB/2

FIRST FLOOR TOTAL EXCLUSION AREA=104.5 SF

122	3'-0" x 1'-0"	3		
123	3'-0" x 1'-0"	3		
124	3'-0" x 1'-0"	3		
125	3'-0" x 1'-0"	3		
126	3'-0" x 1'-0"	3		
127	3'-0" x 1'-0"	3		
128	3'-0" x 1'-0"	3		
129	3'-0" x 1'-0"	3		
130	3'-0" x 1'-0"	3		
131	3'-0" x 1'-0"	3		
132	3'-0" x 1'-0"	3		
133	3'-0" x 1'-0"	3		
201	3'-5" x 3'-8"	5.0	6.3	A=AB/2
202	3'-5" x 27'-2"	75.9		
204	21'-7" x 9'-10.6"	213.1		A=AB/2 OPEN AIR LOBBY
211	0'-11" x 9'-7"	5.1		MECHANICAL VENT
212	7'-9" x 5'-7"	43.3		MECHANICAL ROOM
219	17'-9" x 9'-0"	159.8		
235	3'-0" x 1'-0"	3		
236	3'-0" x 1'-0"	3		
237	3'-0" x 1'-0"	3		
222	3'-0" x 1'-0"	3		
223	3'-0" x 1'-0"	3		
224	3'-0" x 1'-0"	3		
225	3'-0" x 1'-0"	3		
226	3'-0" x 1'-0"	3		
227	3'-0" x 1'-0"	3		
228	3'-0" x 1'-0"	3		
229	3'-0" x 1'-0"	3		
230	3'-0" x 1'-0"	3		
231	5'-2" x 5'-8"	14.6		
232	5'-4" x 8'-10"	17.5		
233	10'-1" x 5'-10"	58.8		
234	0'-7" x 10'-4"	6.0		

SECOND FLOOR TOTAL EXCLUSION AREA=62 SF

TOTAL FLOOR AREA	746.5 SF
EXISTING FAR	.01



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BELTRAMO APARTMENTS

1550 EL CAMINO REAL
MENLO PARK, CA 94025

Revisions:
No. Date Revision
1 9.24.2019 PLAN CHECK 1
2 08.21.2021 12.23.20 ARCH CONTROL
3 08.24.2021 08.10.21 ARCH CONTROL
4 11.18.2021 11.05.21 ARCH CONTROL



Sheet Description:

NEW BUILDING
AREA CALCULATIONS

Scale: _____
Drawn: _____
Checked: JT
Date: 11-15-2021
Project# 2024

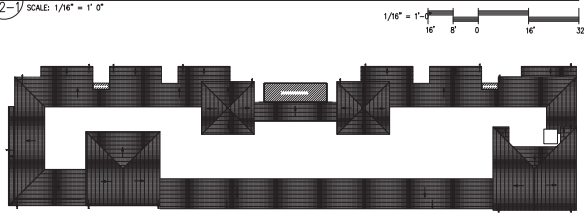
ACO-2



NOTE: TRASH ENCLOSURE DO NOT COUNT TOWARDS FAR.

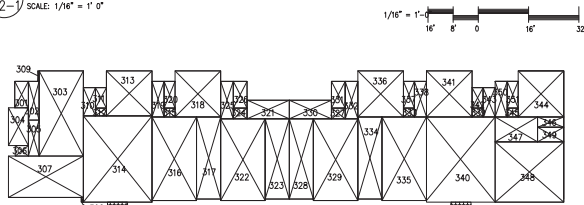
5 TRASH AREA CALCULATION PLAN

A2-1 SCALE: 1/16" = 1' 0"



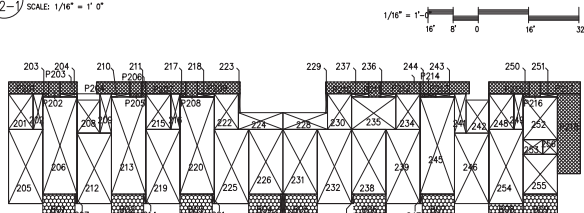
4 ROOF AREA CALCULATION PLAN

A2-1 SCALE: 1/16" = 1' 0"



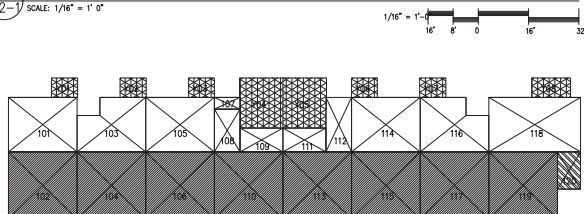
3 3RD FLOOR AREA CALCULATION PLAN

A2-1 SCALE: 1/16" = 1' 0"



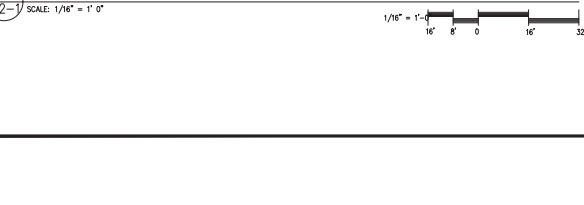
2 2ND FLOOR AREA CALCULATION PLAN

A2-1 SCALE: 1/16" = 1' 0"



1 1ST FLOOR AREA CALCULATION PLAN

A2-1 SCALE: 1/16" = 1' 0"



	QUADRANT	SIZE	AREA IN SQUARE FEET	NOTES	TOTAL FLOOR AREA PER UNIT*
FIRST FLOOR	1ST FLOOR UNIT 1	101 17'-4" X 21'-10"	378.4		378.4
	1ST FLOOR UNIT 2	103 21'-4" X 21'-10"	465.8	GARAGE AREA**	336.8
	1ST FLOOR UNIT 3	104 21'-4" X 21'-10"	465.8	GARAGE AREA**	378.4
	1ST FLOOR UNIT 4	105 17'-4" X 21'-10"	378.4		378.4
	1ST FLOOR UNIT 5	106 21'-4" X 21'-10"	465.8	GARAGE AREA**	245.2
	1ST FLOOR UNIT 6	107 17'-4" X 21'-10"	378.4		245.2
	1ST FLOOR UNIT 7	108 21'-4" X 21'-10"	465.8	GARAGE AREA**	378.4
	1ST FLOOR UNIT 8	109 17'-4" X 21'-10"	378.4		336.8
	1ST FLOOR UNIT 9	110 21'-4" X 21'-10"	465.8	GARAGE AREA**	505.6
	1ST FLOOR UNIT 10	111 17'-4" X 21'-10"	378.4		86.8
SECOND FLOOR	2ND FLOOR UNIT 1	201 11'-4" X 7'-10"	90.2	SECOND FLOOR STAIRS	727.8
	2ND FLOOR UNIT 2	202 11'-4" X 7'-10"	90.2	SECOND FLOOR STAIRS	713.3
	2ND FLOOR UNIT 3	203 11'-4" X 7'-10"	90.2	SECOND FLOOR STAIRS	727.9
	2ND FLOOR UNIT 4	204 11'-4" X 7'-10"	90.2	SECOND FLOOR STAIRS	652.0
	2ND FLOOR UNIT 5	205 11'-4" X 7'-10"	90.2	SECOND FLOOR STAIRS	652.0
	2ND FLOOR UNIT 6	206 11'-4" X 7'-10"	90.2	SECOND FLOOR STAIRS	727.9
	2ND FLOOR UNIT 7	207 11'-4" X 7'-10"	90.2	SECOND FLOOR STAIRS	713.3
	2ND FLOOR UNIT 8	208 11'-4" X 7'-10"	90.2	SECOND FLOOR STAIRS	704.4
	2ND FLOOR UNIT 9	209 11'-4" X 7'-10"	90.2	SECOND FLOOR STAIRS	21.8
	2ND FLOOR UNIT 10	210 11'-4" X 7'-10"	90.2	SECOND FLOOR STAIRS	

- NOTES:
* TOTAL FLOOR AREAS ARE CALCULATED TO FAR STANDARDS AS STATED IN CITY ORDINANCE 16.04.325
** GARAGE AREAS DO NOT COUNT TOWARD FAR
*** TRASH ENCLOSURE, SEMI PRIVATE YARDS, PRIVATE BALCONIES, PORCHES AND COVERED PORCHES DO NOT COUNT TOWARD FAR
**** AREA INCLUDED BY CIVIL ENGINEERS IN LANDSCAPE OR IMPERVIOUS NUMBER CALCULATIONS

UNIT TYPE	BASIC AREA	GARAGES	BASIC AREA GARAGES	ATTIC
UNIT 1 AREA 3 BEDROOM	2477.1	410	2067.1	
UNIT 2 AREA 2 BEDROOM	2388.3	410	1978.3	
UNIT 3 AREA 2 BEDROOM	2444.4	410	2034.4	
UNIT 4 AREA 2 BEDROOM	2106.6	410	1696.6	
UNIT 5 AREA 2 BEDROOM BMR UNIT	2106.6	410	1696.6	
UNIT 6 AREA 2 BEDROOM	2444.4	410	2034.4	
UNIT 7 AREA 2 BEDROOM	2388.3	410	1978.3	
UNIT 8 AREA 2 BEDROOM ADA UNIT	2562.9	410	2152.9	

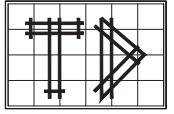
Note: 86.8 electric room exempt from GFA per 16.04.325(b)(4)

	QUADRANT	SIZE	AREA IN SQUARE FEET	NOTES	TOTAL FLOOR AREA PER UNIT*
THIRD FLOOR	3RD FLOOR UNIT 1	301 8'-6" X 4'-4"	36.5	THIRD FLOOR STAIRS	905.1
	3RD FLOOR UNIT 2	302 12'-4" X 3'-3"	42.1	THIRD FLOOR STAIRS	872.4
	3RD FLOOR UNIT 3	303 12'-4" X 3'-3"	42.1	THIRD FLOOR STAIRS	872.3
	3RD FLOOR UNIT 4	304 12'-0" X 6'-4"	76.0	THIRD FLOOR STAIRS	743.6
	3RD FLOOR UNIT 5	305 12'-0" X 6'-4"	76.0	THIRD FLOOR STAIRS	743.6
	3RD FLOOR UNIT 6	306 12'-0" X 6'-4"	76.0	THIRD FLOOR STAIRS	872.3
	3RD FLOOR UNIT 7	307 13'-2" X 23'-10"	313.8	THIRD FLOOR STAIRS	872.4
	3RD FLOOR UNIT 8	308 12'-0" X 6'-4"	76.0	THIRD FLOOR STAIRS	887.1
	3RD FLOOR UNIT 9	309 12'-0" X 6'-4"	76.0	THIRD FLOOR STAIRS	38.9
	3RD FLOOR UNIT 10	310 12'-0" X 6'-4"	76.0	THIRD FLOOR STAIRS	

OTHER AREAS OF NOTE	AREA	TYPE	AREA
ATTIC SPACES	0.0	6'-6" HEIGHT AND ABOVE	0.0
ATTIC SPACES	0.0	6'-6" HEIGHT AND ABOVE	0.0
ATTIC SPACES	0.0	6'-6" HEIGHT AND ABOVE	0.0
TOTAL FLOOR AREA FOR NEW RESIDENTIAL BUILDING*	15,339.6	SF	
PORCH**	741.9	SF	
PRIVATE BALCONIES***	606.2	SF	
SEMI PRIVATE YARDS****	765.5	SF	
TRASH****	230.6	SF	

EXISTING FLOOR AREA	PROPOSED ADDITIONAL AREA	TOTAL PROPOSED FLOOR AREA
16,151.0	15,367.6	33,538.6
		-27.0
		33,538.6

- LEGEND
 GARAGES
 PORCHES
 PRIVATE BALCONIES
 SEMI PRIVATE YARDS
 MECHANICAL AND MAINTENANCE AREAS UNASSIGNED TO SPECIFIC UNITS (ELECTRICAL ROOM / ROOF LADDER)
 ATTIC SPACES ABOVE 6'-6"

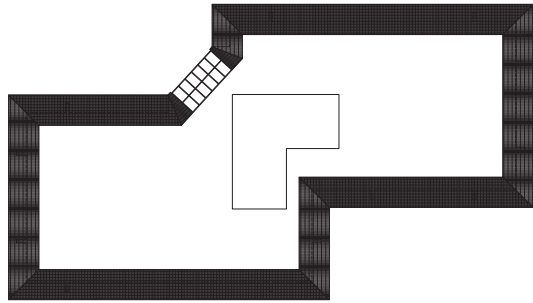


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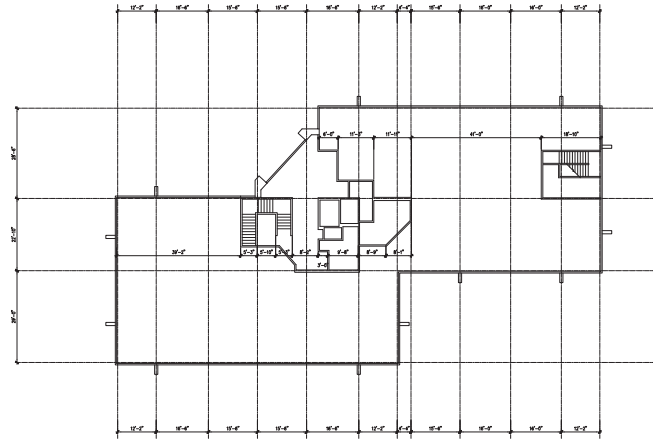
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BELTRAMO APARTMENTS

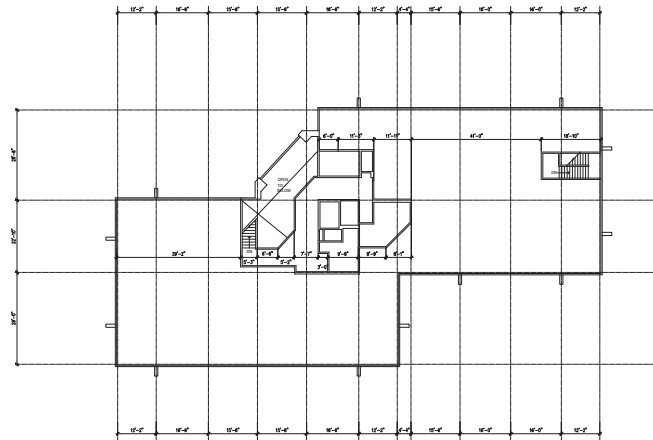
1550 EL CAMINO REAL
MENLO PARK, CA 94025



3 ROOF PLAN
KCO-2



1 1ST FLOOR PLAN
KCO-2



2 2ND FLOOR PLAN
KCO-2



Revisions:

No.	Date	Revision
9	9.24.2019	PLAN CHECK 1
8	08.21.2021	12.23.20 ARCH CONTROL
7	09.24.2021	08.10.21 ARCH CONTROL
6	11.15.2021	11.05.21 ARCH CONTROL

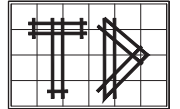


Sheet Description:

FLOOR PLANS
NON-MEDICAL BLDG

Scale	
Drawn	JT
Checked	
Date	11-15-2021
Project#	2024

ACO-3



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BELTRAMO
APARTMENTS

1550 EL CAMINO REAL
MENLO PARK, CA 94025

Revisions:

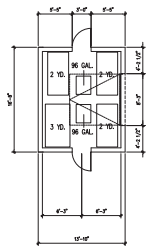
No.	Date	Revision
9	24.2019	PLAN CHECK 1
8	21.2021	12.23.20 ARCH CONTROL
7	24.2021	08.10.21 ARCH CONTROL
6	15.2021	11.05.21 ARCH CONTROL



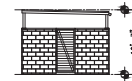
Sheet Description:

TRASH ENCLOSURE

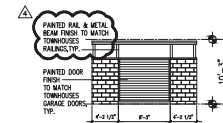
Scale	
Drawn	JT
Checked	
Date	11-15-2021
Project#	2024



6 PLAN
A9-1 SCALE: 1/8" = 1' 0"



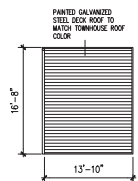
4 NORTH ELEVATION
A9-1 SCALE: 1/8" = 1' 0"



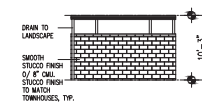
3 EAST ELEVATION
A9-1 SCALE: 1/8" = 1' 0"



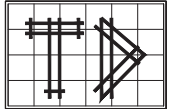
2 SOUTH ELEVATION
A9-1 SCALE: 1/8" = 1' 0"



5 ROOF PLAN
A9-1 SCALE: 1/8" = 1' 0"



1 WEST ELEVATION
A9-1 SCALE: 1/8" = 1' 0"



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BELTRAMO APARTMENTS

1550 EL CAMINO REAL
MENLO PARK, CA 94025

Revisions:

No.	Date	Revision
▲ 9.24.2019		PLAN CHECK 1
▲ 08.21.2021	12.23.20	ARCH CONTROL
▲ 09.24.2021	08.10.21	ARCH CONTROL
▲ 11.15.2021	11.05.21	ARCH CONTROL



Sheet Description:

CUT SHEETS

Scale	
Drawn	JT
Checked	
Date	11-15-2021
Project#	204

A9-2

.././../Desktop/Screen Shot 2021-07-08 at 1.50.48 AM.png



BEC8408SBK - Beacon - 14.75" 18W 1 LED Medium Outdoor Hanging Lantern by Quoizel Lighting

Specs	Revisions
Family/Collection:	Beacon
Depth/Extension:	7.80"
Height:	14.75"
Height from Center:	5.75"
Shade Size:	5.5 x 4.5 x 4.5
Width/Diameter (in):	7.50"
Wire Length:	6.50"
# of Bulbs:	1
Standard Wattage:	18W
Bulb Type:	LED
Voltage Rating:	120V
Material:	Steel
Weight:	6.60 lbs.

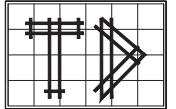
Style and Option 1

Style:	Stone Black Finish with Clear Seedy Glass
Item #:	BEC8408SBK
Price:	\$203.99



2 BICYCLE RACK CUT SHEET
A9-2 SCALE: N/A

1 PORCH LIGHT CUT SHEET
A9-2 SCALE: N/A



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BELTRAMO
APARTMENTS

1550 EL CAMINO REAL
MENLO PARK, CA 94025

Revisions:

No.	Date	Revision
1	9.24.2019	PLAN CHECK 1
2	06.21.2021	12.23.20 ARCH CONTROL
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4	11.15.2021	11.05.21 ARCH CONTROL

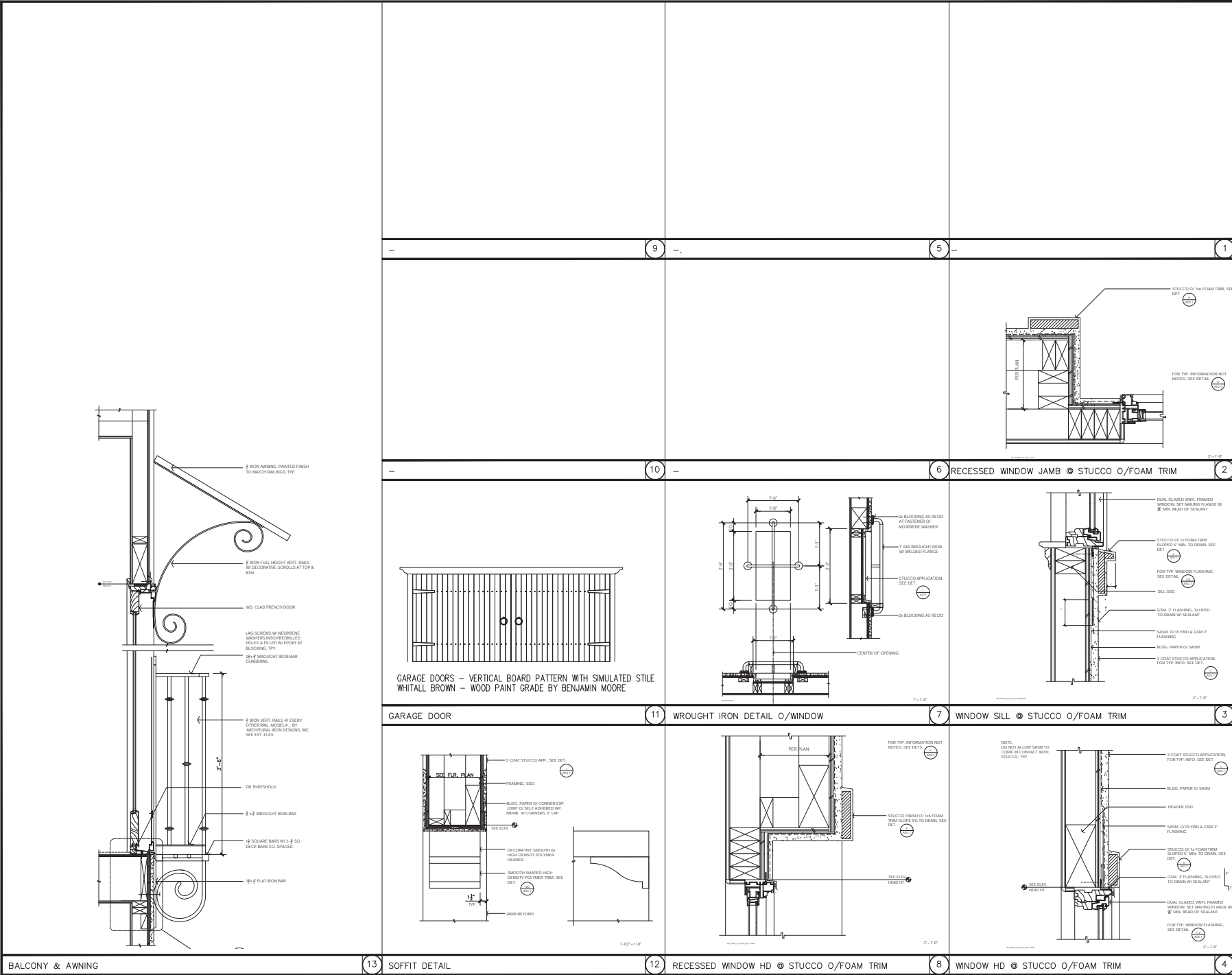


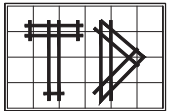
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DETAILS

Scale	
Drawn	JT
Checked	JT
Date	11-15-2021
Project#	2024

A9-3





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1550 EL CAMINO REAL
MENLO PARK, CA 94025

Revisions:

No.	Date	Revision
	9.24.2019	PLAN CHECK 1
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△	11.15.2021	11.05.21 ARCH CONTROL

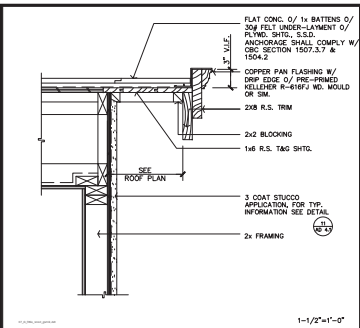


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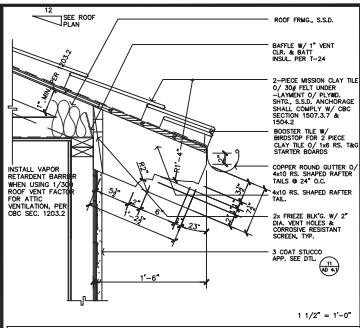
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Checked	JT
Date	11-15-2021
Project#	2020

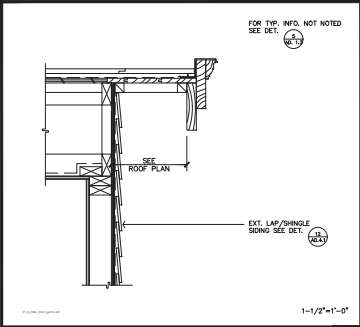
AD. 1.1



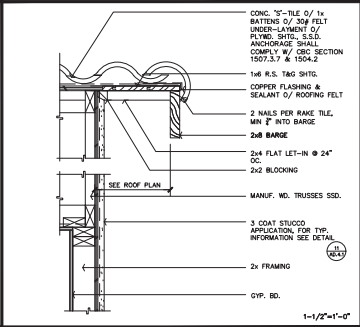
RAKE @ STUCCO 5



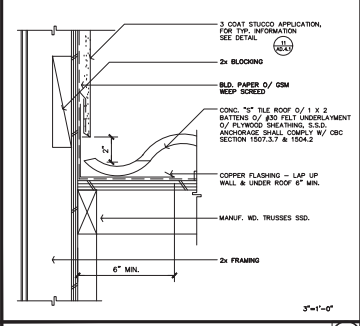
S-TILE RAKE 1



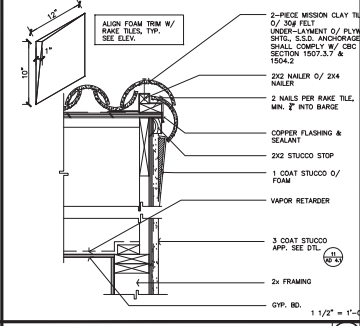
RAKE @ LAP/SHINGLE SIDING 6



S-TILE RAKE 2



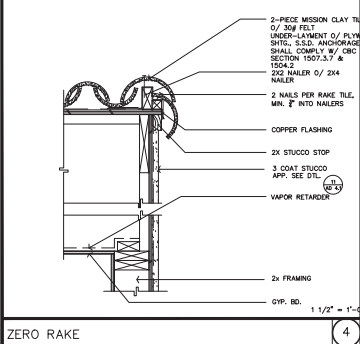
S TILE ROOF @ PAR WALL 7



ZERO RAKE 3



ZERO RAKE 4



ZERO RAKE 4



2 VIEW FROM SAN ANTONIO AND ENCINAL (FRONT)
R1-1 SCALE: N/A



NOTE: THE USE OF SCREEN, PRINTERS, PROJECTORS, SOFTWARE AND OTHER MEDIA CAN DISTORT COLOR. FOR ACCURATE COLOR REPRESENTATIONS PLEASE SEE COLOR BOARD.



3 VIEW FROM PARKING AND DRIVE AISLE (SIDE AND BACK)
R1-1 SCALE: N/A

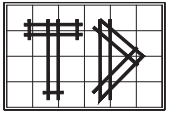


NOTE: THE USE OF SCREEN, PRINTERS, PROJECTORS, SOFTWARE AND OTHER MEDIA CAN DISTORT COLOR. FOR ACCURATE COLOR REPRESENTATIONS PLEASE SEE COLOR BOARD.



1 VIEW FROM PARKING AND ENCINAL (SIDE AND BACK)
R1-1 SCALE: N/A

NOTE: THE USE OF SCREEN, PRINTERS, PROJECTORS, SOFTWARE AND OTHER MEDIA CAN DISTORT COLOR. FOR ACCURATE COLOR REPRESENTATIONS PLEASE SEE COLOR BOARD.



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BELTRAMO APARTMENTS

1550 EL CAMINO REAL
MENLO PARK, CA 94025

Revisions:

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0	06.24.2019	PLAN CHECK 1
1	08.21.2021	12.23.20 ARCH CONTROL
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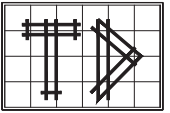


Sheet Description:

RENDERS

Scale	_____
Drawn	JT
Checked	JT
Date	11-15-2021
Project #	2024

R1-1



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**BELTRAMO
APARTMENTS**

1550 EL CAMINO REAL
MENLO PARK, CA 94025



1 SAN ANTONIO STREET (NORTH ELEVATION)
R1-2 SCALE: N/A

NOTE: THE USE OF SCREEN, PRINTERS, PROJECTORS, SOFTWARE AND OTHER MEDIA CAN DISTORT COLOR. FOR ACCURATE COLOR REPRESENTATIONS PLEASE SEE COLOR BOARD.



2 GARAGE DRIVE AISLE (SOUTH ELEVATION)
R1-2 SCALE: N/A

NOTE: THE USE OF SCREEN, PRINTERS, PROJECTORS, SOFTWARE AND OTHER MEDIA CAN DISTORT COLOR. FOR ACCURATE COLOR REPRESENTATIONS PLEASE SEE COLOR BOARD.

Revisions:

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9-24-2019	PLAN CHECK 1	
08-21-2021	12-23-20 ARCH CONTROL	
09-24-2021	08-10-21 ARCH CONTROL	
11-15-2021	11-05-21 ARCH CONTROL	

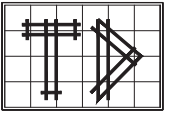


Sheet Description:

COLORED ELEVATIONS

Scale	
Drawn	
Checked	
Date	11-15-2021
Project #	2024

R1-2



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**BELTRAMO
APARTMENTS**

1550 EL CAMINO REAL
MENLO PARK, CA 94025



1 ENCINAL AVENUE (WEST ELEVATION)
R1-3 SCALE: N/A



2 GARAGE DRIVE AISLE (EAST ELEVATION)
R1-2 SCALE: N/A

Revisions:

No.	Date	Revision
0	0-24-2019	PLAN CHECK 1
1	06-21-2021	12-23-20 ARCH CONTROL
2	09-24-2021	08-10-21 ARCH CONTROL
3	11-15-2021	11-05-21 ARCH CONTROL



Sheet Description:

COLORED ELEVATIONS

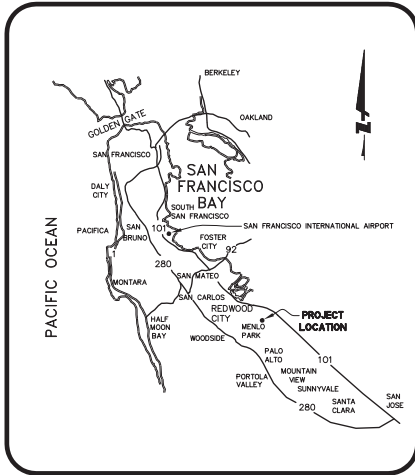
Scale	
Drawn	JT
Checked	
Date	11-15-2021
Project #	2024

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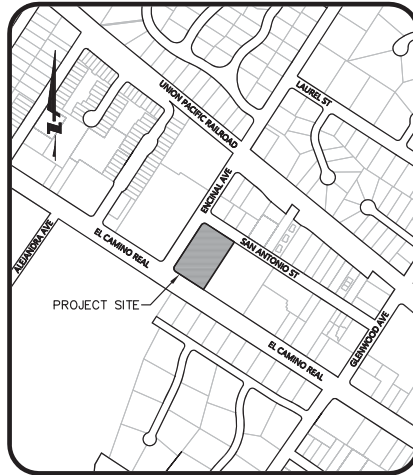
R1-3

1550 EL CAMINO REAL BELTRAMO APARTMENTS

MENLO PARK, SAN MATEO COUNTY, CALIFORNIA



LOCATION MAP
NTS



VICINITY MAP
NTS

ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
AB	AGGREGATE BASE	MON	MONUMENT
AC/ASPH.	ASPHALT CONCRETE	(N)	NEW
AD	AREA DRAIN	NTS	NOT TO SCALE
APN	ASSESSORS PARCEL NUMBER	O.D.	OUTSIDE DIMENSION
APPROX	APPROXIMATE	OH	OVERHEAD (WIRES)
BC	BACK OF CURB	P	PROPOSED
BCR	BEGIN CURB RETURN	P.A.E	PUBLIC ACCESS EASEMENT
BFP	BACKFLOW PREVENTOR	PB	PULL BOX
BLDG	BUILDING	PC	PORTLAND CEMENT CONCRETE
BM	BENCH MARK	PE	POLYETHYLENE
BVC	BEGIN VERTICAL CURVE	PG&E	PACIFIC GAS AND ELECTRIC
BW	BACK OF WALK	PVI	POST INDICATOR VALVE
CB	CATCH BASIN	PP	POWER POLE
CF	CUBIC FEET	PR	PROPOSED
CP	CAST IRON PIPE	PL, P/L	PROPERTY LINE
C/L	CENTERLINE	PCC	PORTLAND CEMENT CONCRETE
C&G	CURB & GUTTER	PRV	PRIVATE FIRE
CO	CLEANOUT	SE	SERVICE EASEMENT
CONC	CONCRETE	P.I.S.E.A.	PRIVATE INGRESS/EGRESS EASEMENT
CONST	CONSTRUCTION	PS.D.E.A.	PRIVATE STORM DRAIN EASEMENT
CR	CURB RETURN	P.S.S.E	PRIVATE SANITARY DRAIN EASEMENT
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	P.U.E.E.A.	PUBLIC UTILITY EASEMENT
DET, DTL	DETAIL	PVC	POLYVINYL CHLORIDE PIPE
DIP	DUCTILE IRON PIPE	R	RIGHT/RADIUS
DW	DOMESTIC WATER	RC	REINFORCED CONCRETE PIPE
D/W	DRIVEWAY	RD	ROAD
E	EAST/ELECTRICAL	RM	ROOM ELEVATION
(E), EX	EXISTING	RPPA	REDUCED PRESSURE DETECTOR ASSEMBLY
EC	END OF CURVE	R/W	RIGHT OF WAY
ECR	END OF CURVE RETURN	RWL	RAIN WATER LEADER
ELEC	ELECTRICAL	S	SLOPE/SOUTH
ELEV	ELEVATION	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDCO	STORM DRAIN CLEANOUT
EMT	EASEMENT	SMH	STORM DRAIN MANHOLE
E.V.A.E.A	EMERGENCY VEHICLE ACCESS EASEMENT	SF	SQUARE FEET
FC	FACE OF CURB	SHT	SHEET
FF	FINISHED FLOOR ELEVATION	S/L	STREET LIGHT
FO	FINISHED GRADE	SLB	STREET LIGHT BOX
FDC	FIRE DEPARTMENT CONNECTION	SS	SANITARY SEWER
FD	FIRE HYDRANT	SSCO	SANITARY SEWER CLEANOUT
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
FP	FINISHED PAVEMENT	ST	STREET
FT	FEET	STD	STANDARD
FS	FINISH SURFACE	S/W	SIDEWALK
G	GAS	T, TEL	TELEPHONE
GB	GRADE BREAK	T O	TRANSFORMER
GR	GRATE ELEVATION	TC	TOP OF CURB
GRD	GROUND	TO	TOP OF GRATE
GV	GATE VALVE	TP	TOP OF WALL
HP	HIGH POINT	TP	TOP OF PAVEMENT
I.E.E.	INGRESS, EGRESS EASEMENT	TYP.	TYPICAL
INV	INVERT (ELEVATION)	U	UNDERGROUND
IRR	IRRIGATION	VC	VERTICAL CURVE
JP	JOINT UTILITY POLE	VCP	VERTIFIED CLAY PIPE
JT	JOINT UTILITY TRENCH	W	WATER/WEST
L	LEFT/LENGTH	W/	WITHOUT
LAT	LATERAL	WL	WATERLINE
LF	LINEAL FEET	WM	WATER METER
LIP	LIP OF GUTTER	WM	WATER METER
LOW	LIMIT OF WORK	WV	WATER VALVE
MAX	MAXIMUM		
MATCH	MATCH GRADE		
MH	MANHOLE		
MIN	MINIMUM		

BENCHMARK:

THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVOD88) AS MEASURED WITH GPS RTK METHODS.

BENCHMARK IS A CUT CROSS ON THE TOP OF CURB ON THE EASTERLY SIDE OF ENCAL AVENUE AS SHOWN. ELEVATION= 63.91'.

BASIS OF BEARING:

THE BEARING OF NORTH 31°40'00" EAST WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP, AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN VOLUME 7 OF PARCEL MAPS AT PAGE 10 ON FEBRUARY 17, 1989, AS MONUMENTED ALONG THE CENTERLINE OF ENCAL AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 52 OF MAPS AT PAGES 36 & 37 ON JANUARY 28, 1982, SAN MATEO COUNTY RECORDS.

UTILITY NOTE:

THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE, OR PRESENCE OF ANY LINES SHOWN HEREON OR ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.

BOUNDARY NOTE:

THE BOUNDARY LINES OF THE SUBJECT PARCEL AND ADJOINING PARCELS SHOWN HEREON ARE APPROXIMATE ONLY AND ARE COMPILED FROM RECORD SOURCES. FOR THE PURPOSE OF THIS TENTATIVE MAP, FINAL BOUNDARY RESOLUTION IS IN THE PROCESS OF BEING DETERMINED BY BKF ENGINEERS, AND WILL BE SHOWN ON THE CORRESPONDING FINAL MAP FOR THIS TENTATIVE MAP.

MAP NOTES

ASSESSORS PARCEL NO: 061-422-400
OWNER: BELTRAMO'S INVESTMENT CO., INC., A CALIFORNIA CORPORATION

ENGINEER: BKF ENGINEERS
255 SHORELINE DRIVE SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300

NUMBER OF LOTS: 1
LOT SIZE: 58,496.1 SF

EXISTING LAND USE: OFFICE/COMMERCIAL

PROPOSED USE: REPLACE A PORTION OF THE EXISTING PARKING LOT TO ALLOW FOR AN 8-UNIT APARTMENT BUILDING, THE BUILDING IS A 3-STORY RESIDENTIAL BUILDING WITH INDIVIDUAL PARKING GARAGE.
EXISTING OFFICE BUILDING TO REMAIN.

PROJECT ZONE

THE PROJECT ZONE IS SP-ECR-D (EL CAMINO REAL/DOWNTOWN SPECIFIC PLAN)

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	GRADING PLAN
C2.1	GRADING CROSS SECTIONS
C3.0	PROPOSED UTILITIES
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS
C4.2	BEST MANAGEMENT PRACTICES
C5.0	CONSTRUCTION STAGING PLAN
C6.0	FIRE ACCESS PLAN

LEGEND

PROPOSED	EXISTING
PROPERTY LINE	---
EASEMENT	---
CENTERLINE	---
CONTOUR LINE	65
GAS LINE	GAS
ELECTRICAL LINE	E
SANITARY SEWER LINE	SS
OVERHEAD (WIRES)	OH
TELEPHONE LINE	T
WATER LINE	W
STORM DRAIN LINE	---
STREET LIGHT LINE	SL
STORM DRAIN CATCH BASIN	---
AREA DRAIN	---
MANHOLE	CO
CLEANOUT	CO
FIRE HYDRANT	FI
FIRE DEPARTMENT CONNECTION	FDC
STREET LIGHT/LUMINAIRE	---
WATER VALVE	WV
SPOT ELEVATION	63.72 TC
CURB & GUTTER	---
WATER METER	---
BACKFLOW PREVENTOR	---
DCDA	---
VERTICAL CURB	---
DRIVEWAY	---
TRANSFORMER	---
SURVEYING CONTROL POINT	---

UTILITY INFORMATION

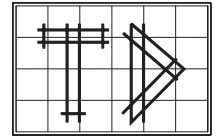
ELECTRIC: PG&E
GAS: PG&E
SEWAGE DISPOSAL: WEST BAY SANITARY DISTRICT
STORM DRAINAGE: CITY OF MENLO PARK
FIRE DISTRICT: MENLO PARK FIRE PROTECTION DISTRICT
TELEPHONE: AT&T / CABLE
WATER SUPPLY: CALIFORNIA WATER SERVICE

ENGINEER'S STATEMENT

THIS TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICES.

11/15/21
DATE

xxx
P.E. #XXXX
BKF ENGINEERS



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BELTRAMO APARTMENTS

1550 EL CAMINO REAL
MENLO PARK, CA 94025



Revisions:
No. Date Revision

Sheet Description:

COVER SHEET

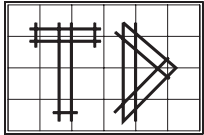
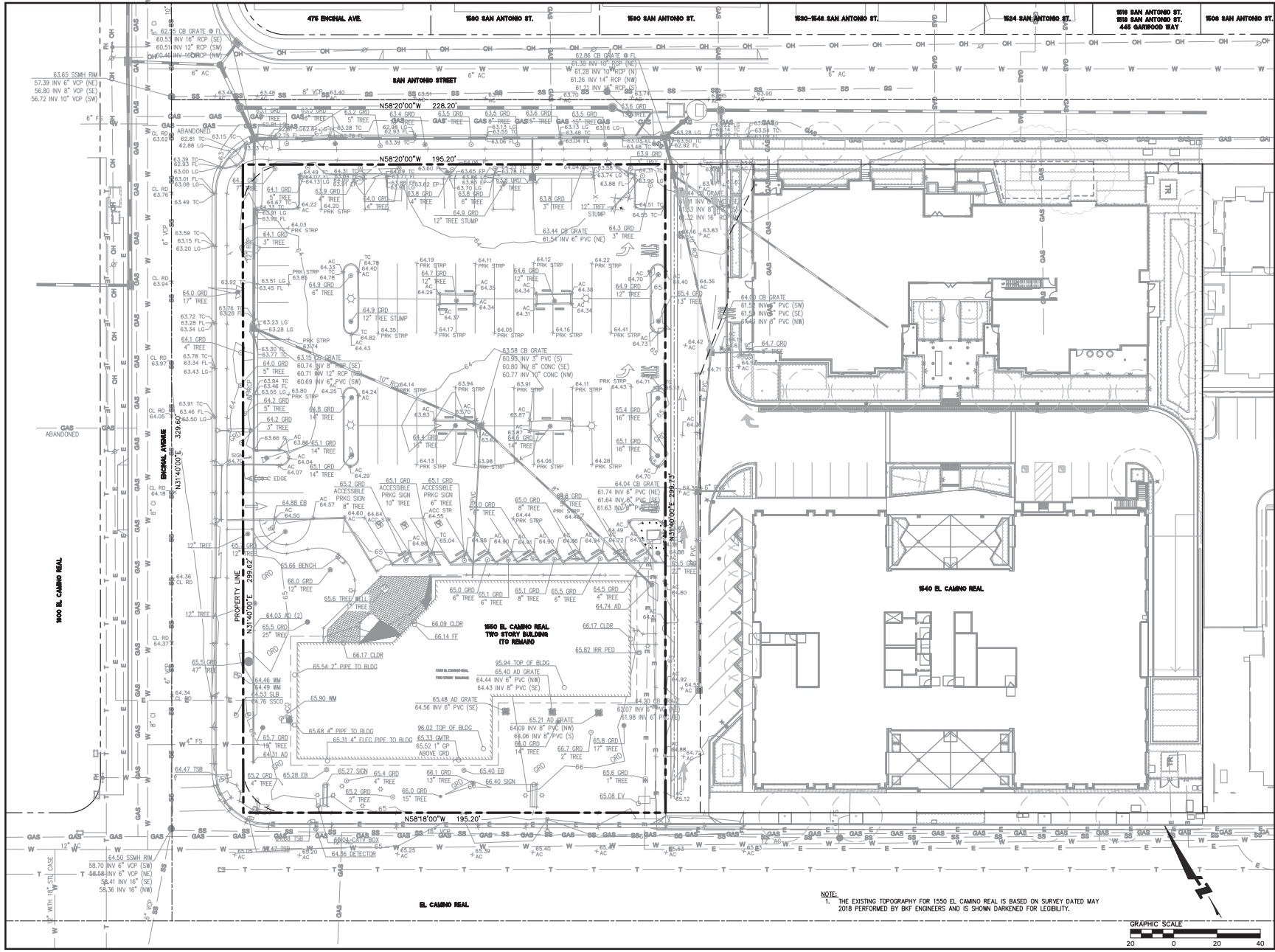
Scale: 1" = 20'

Drawn: CT + HP

Date: 11-15-21

Project#: 20130221

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BELTRAMO APARTMENTS

1550 EL CAMINO REAL
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Revisions:
 No. Date Revision

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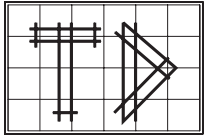
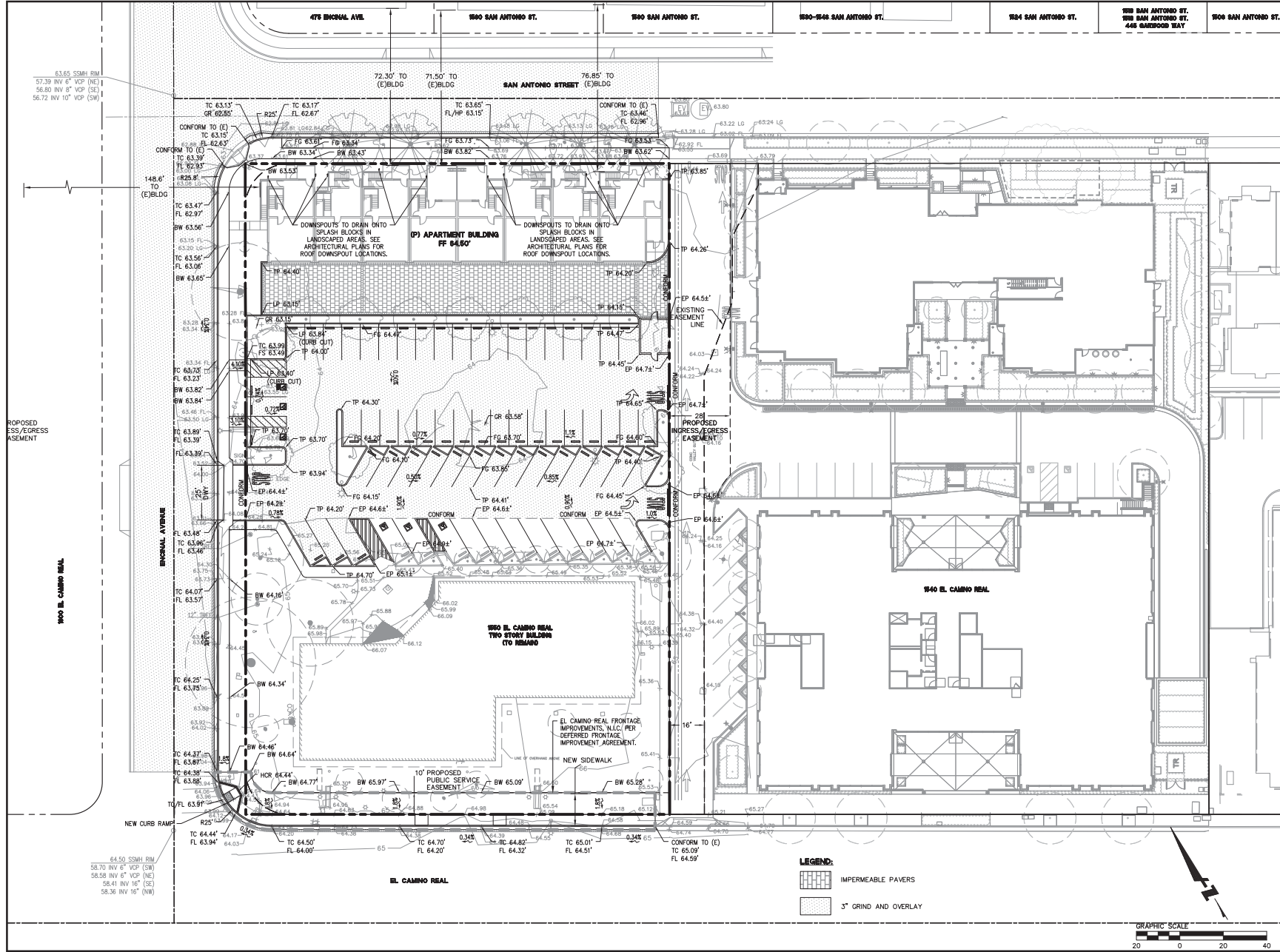
Sheet Description:
EXISTING CONDITIONS

Scale: 1" = 20'
 Drawn: CT + HP
 Date: 11-15-21
 Project#: 20130221

C1.0

NOTE:
 1. THE EXISTING TOPOGRAPHY FOR 1550 EL CAMINO REAL IS BASED ON SURVEY DATED MAY 2018 PERFORMED BY BKF ENGINEERS AND IS SHOWN DARKENED FOR LEGIBILITY.





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Revisions:

No.	Date	Revision

Sheet Description:

PRELIMINARY GRADING AND DRAINAGE PLAN

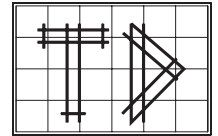
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Drawn: CT + HP

Date: 11.15.21

Project#: 20130221

C2.0



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Revisions:

No.	Date	Revision

Sheet Description:

PRELIMINARY GRADING AND DRAINAGE PLAN

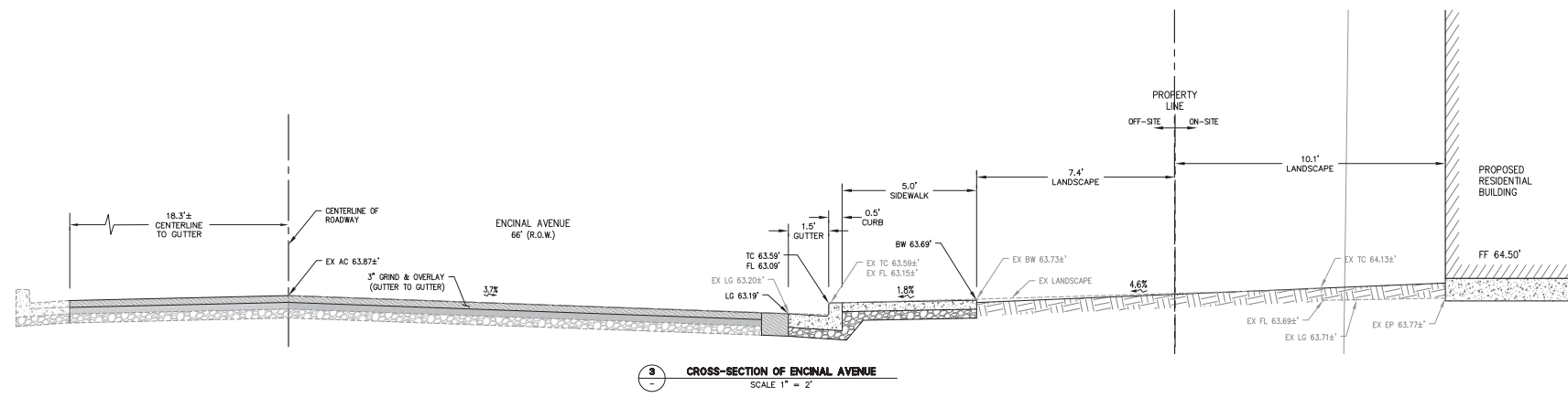
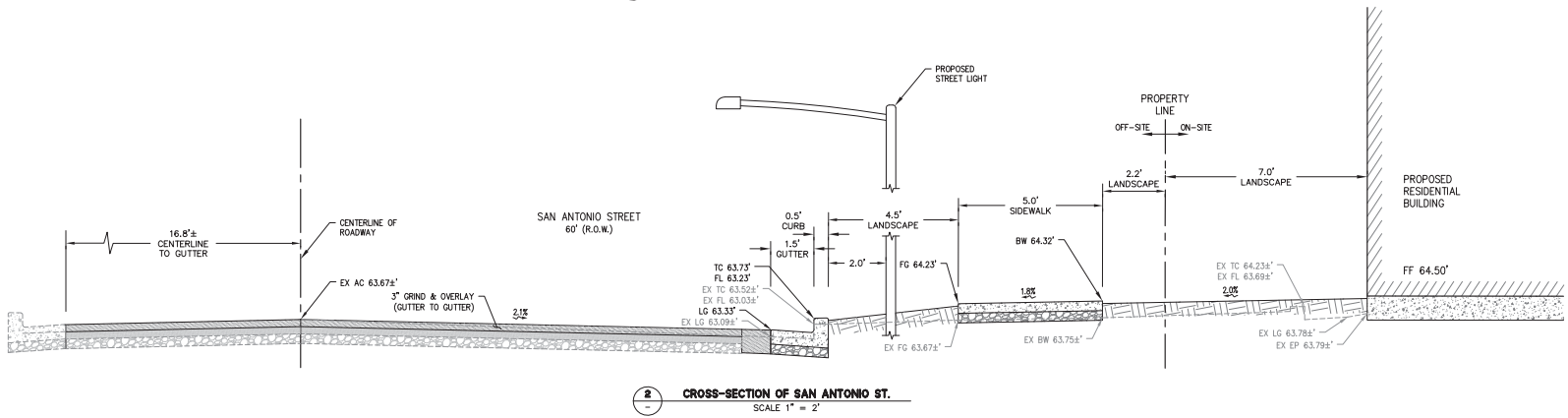
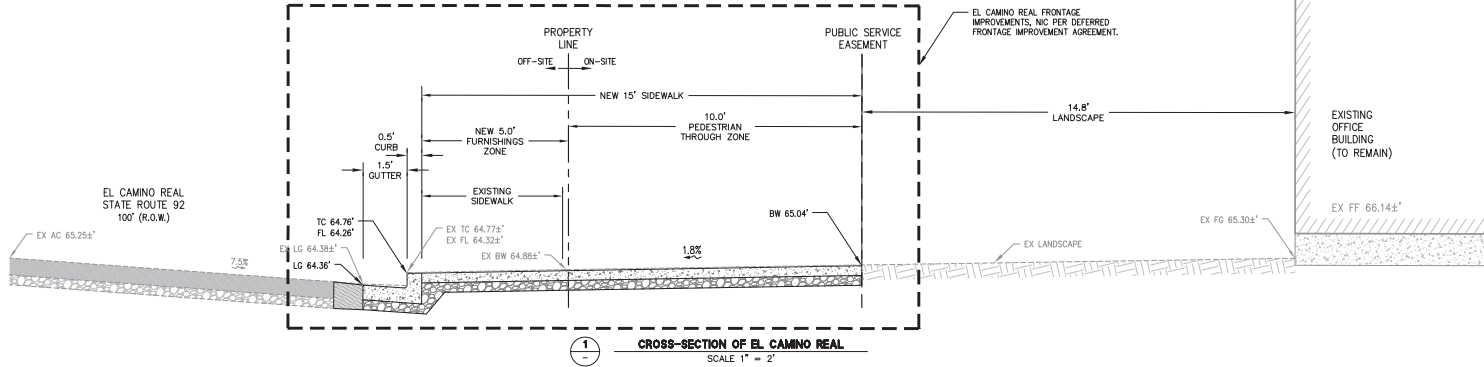
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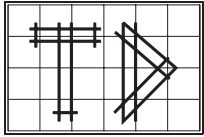
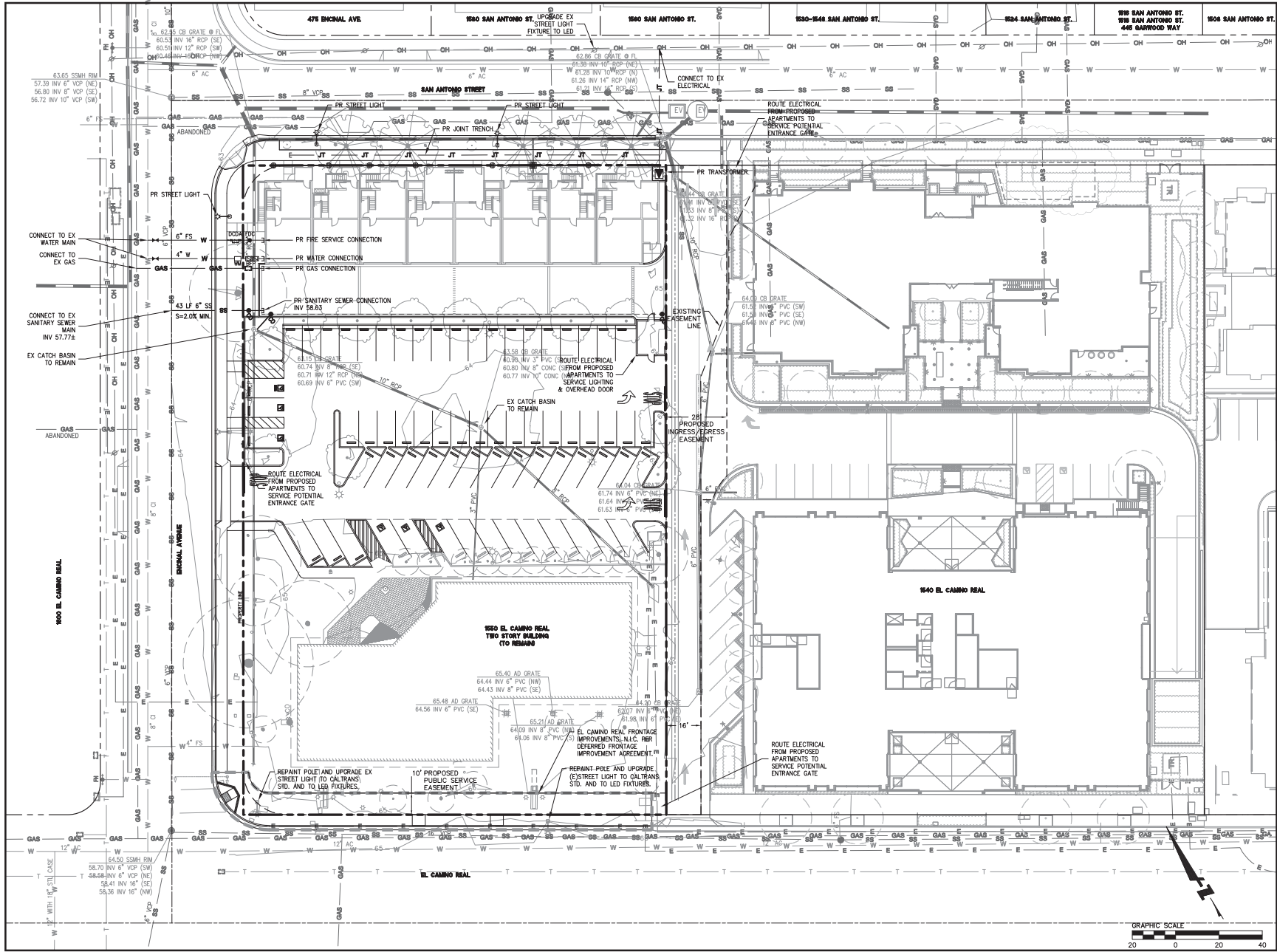
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Date: 11.15.21

Project#: 20130221

C2.1





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BELTRAMO APARTMENTS

1550 EL CAMINO REAL
 MENLO PARK, CA 94025



Revisions:

No.	Date	Revision

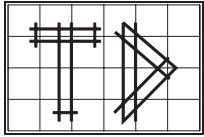
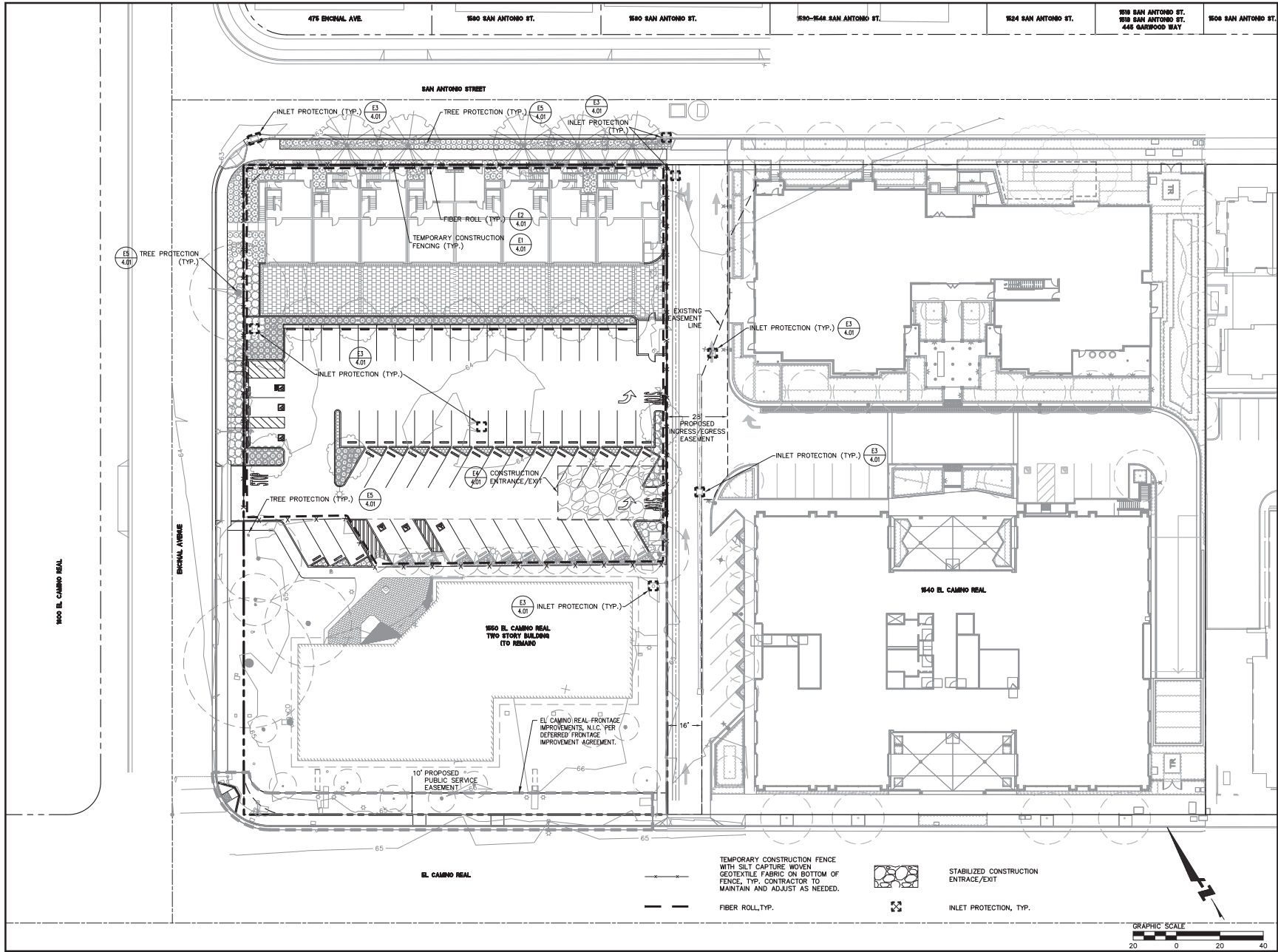
Sheet Description:

PRELIMINARY UTILITY PLAN

Scale: 1" = 20'
 Drawn: CT + HP
 Date: 11.15.21
 Project#: 20130221

C3.0





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Revisions:

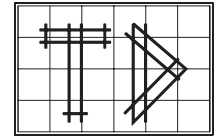
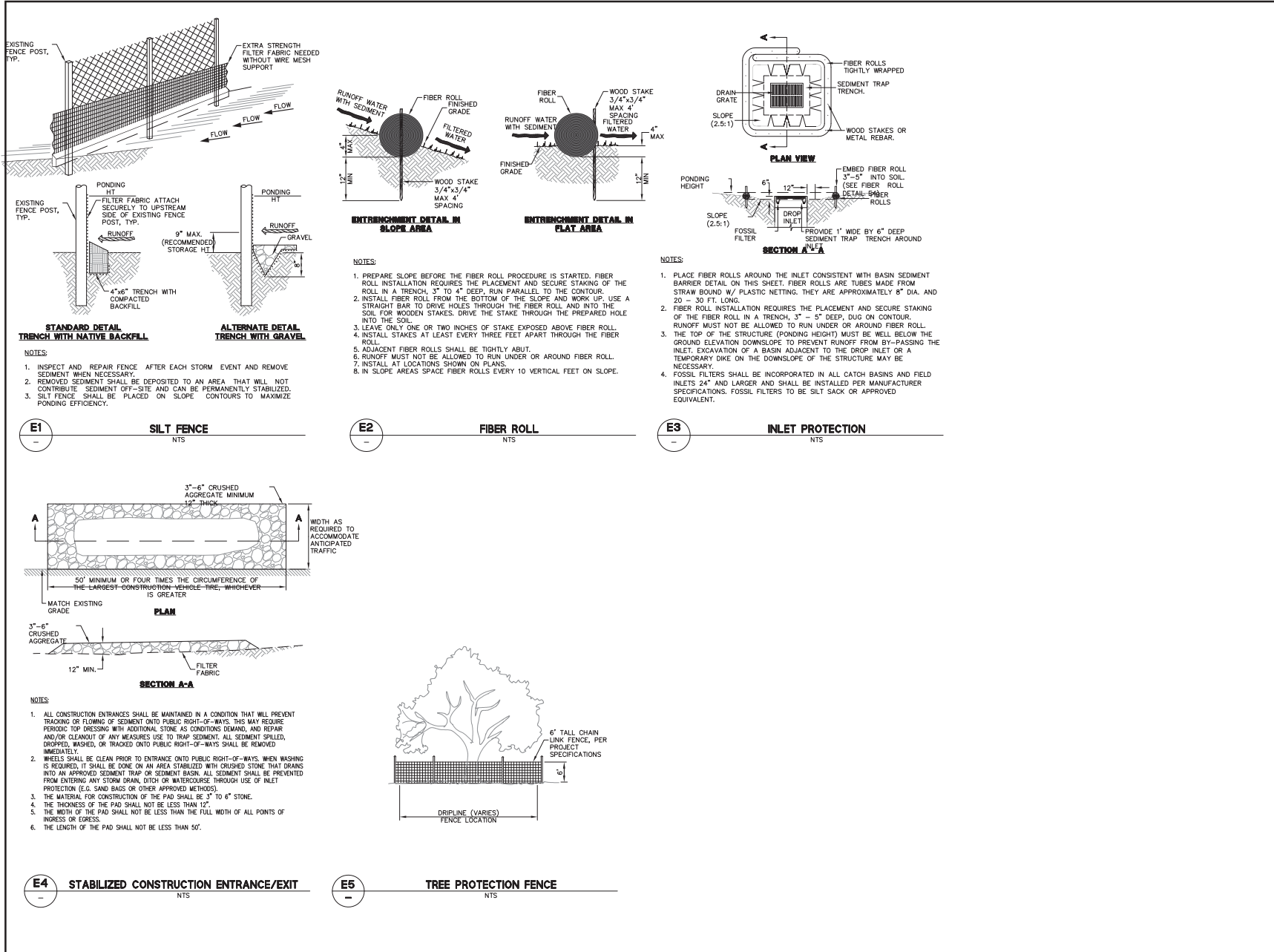
No.	Date	Revision

Sheet Description:

EROSION CONTROL PLAN

Scale	1" = 20'
Drawn	CT + HP
Date	11-15-21
Project#	20130221

C4.0



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BELTRAMO APARTMENTS

1550 EL CAMINO REAL
MENLO PARK, CA 94025



Revisions:		
No.	Date	Revision

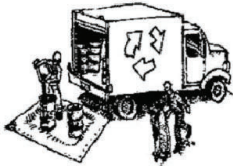
Sheet Description:	
EROSION CONTROL DETAILS	
Scale	1" = 20'
Drawn	CT + HP
Date	11-15-21
Project#	20130221

C4.1

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



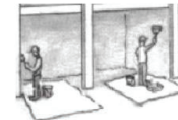
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

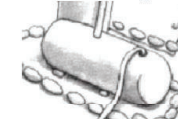
Painting & Paint Removal



Painting Cleanup and Removal

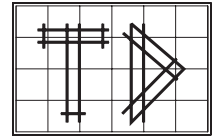
- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!



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**BELTRAMO
APARTMENTS**

1550 EL CAMINO REAL
MENLO PARK, CA 94025



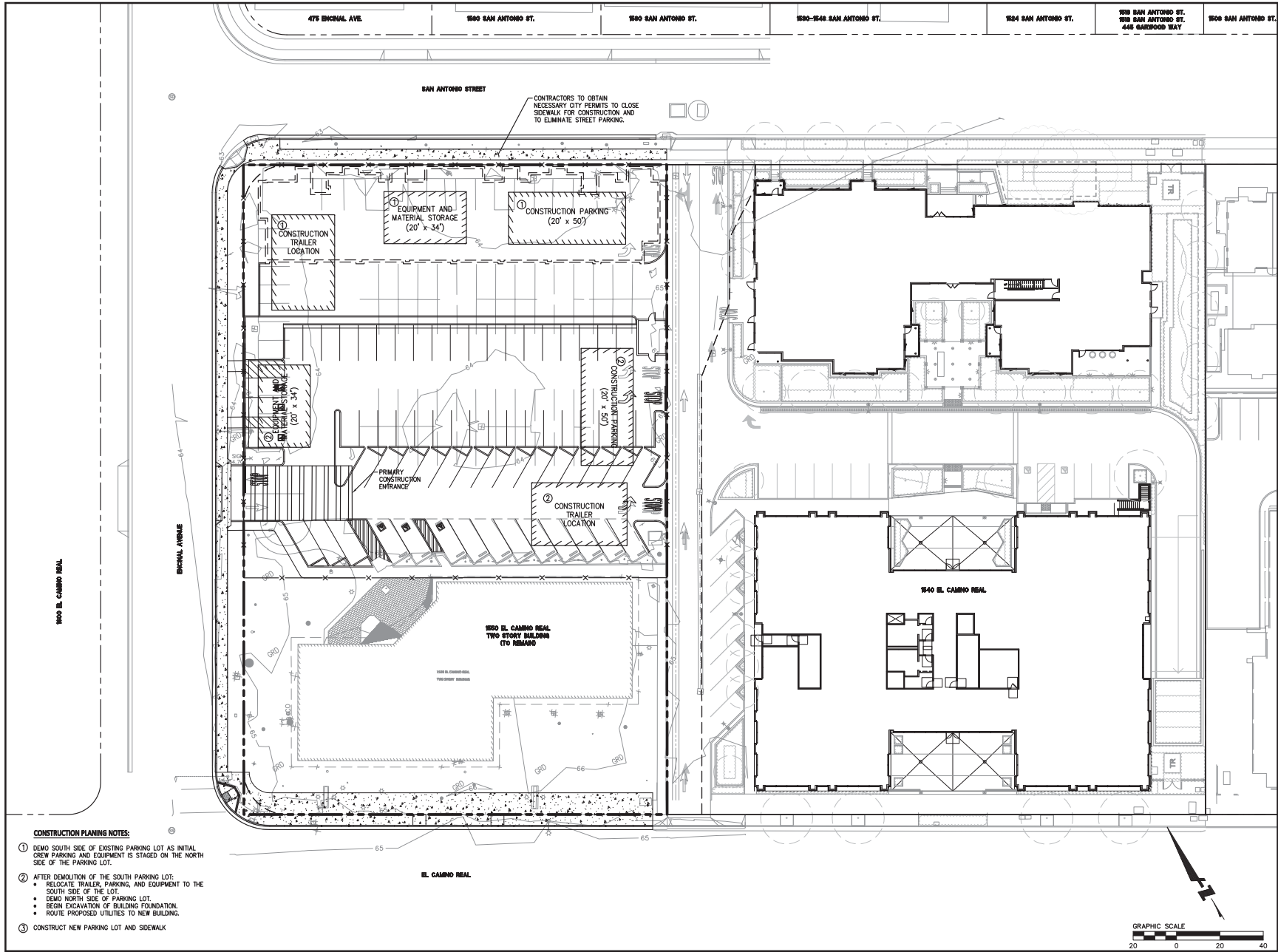
Revisions:
No. Date Revision

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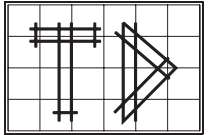
**BEST
MANAGEMENT
PRACTICES**

Scale 1" = 20'
Drawn CT + HP
Date 11-15-21
Project# 20130221

C4.2



- CONSTRUCTION PLANNING NOTES:**
- ① DEMO SOUTH SIDE OF EXISTING PARKING LOT AS INITIAL CREW PARKING AND EQUIPMENT IS STAGED ON THE NORTH SIDE OF THE PARKING LOT.
 - ② AFTER DEMOLITION OF THE SOUTH PARKING LOT:
 - RELOCATE TRAILER, PARKING, AND EQUIPMENT TO THE SOUTH SIDE OF THE LOT.
 - DEMO NORTH SIDE OF PARKING LOT.
 - BEGIN EXCAVATION OF BUILDING FOUNDATION.
 - ROUTE PROPOSED UTILITIES TO NEW BUILDING.
 - ③ CONSTRUCT NEW PARKING LOT AND SIDEWALK



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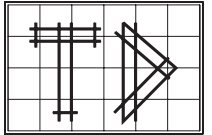
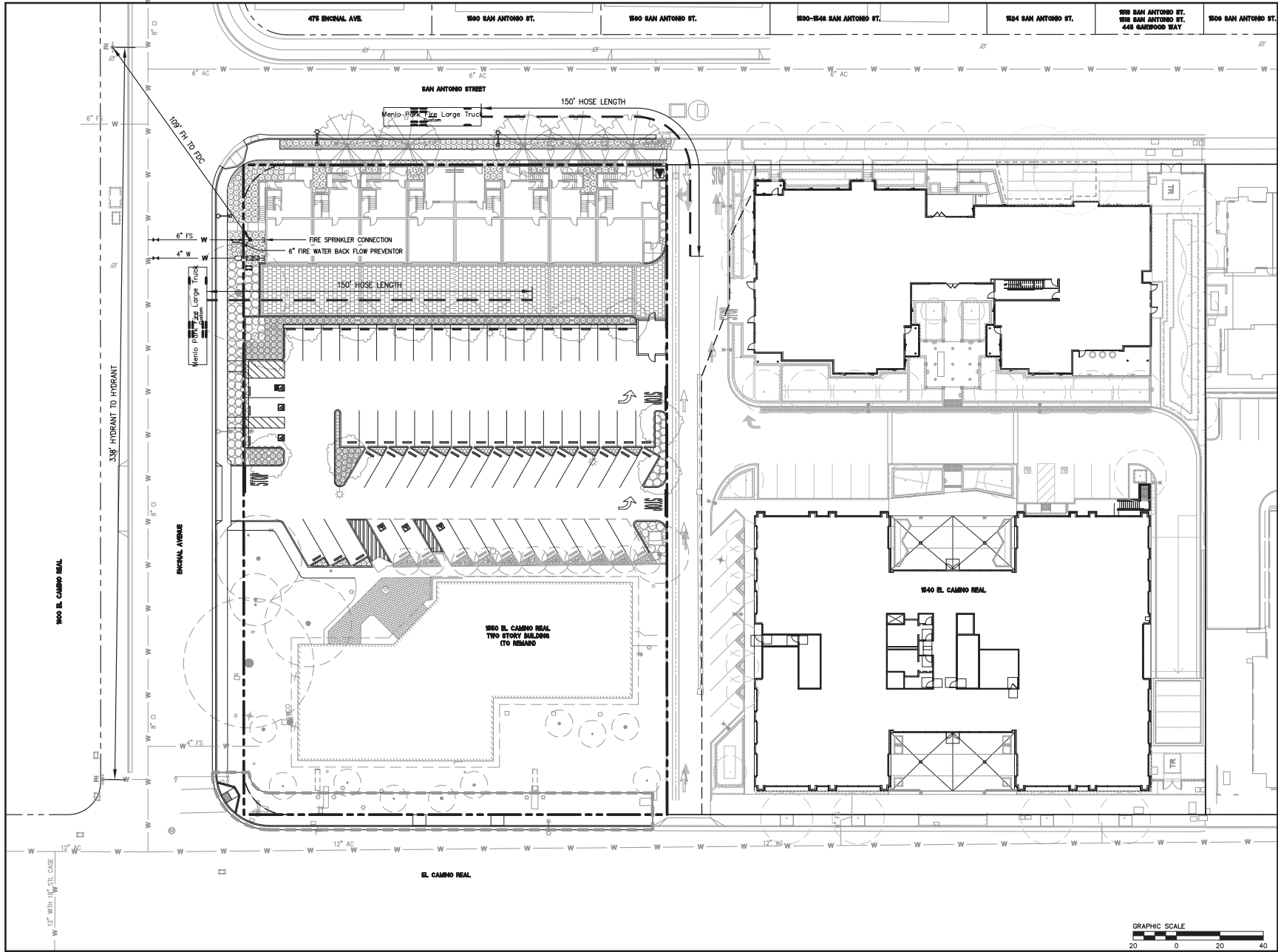
Revisions:

No.	Date	Revision

Sheet Description:
CONSTRUCTION STAGING PLAN

Scale	1" = 20'
Drawn	CT + HP
Date	11.15.21
Project#	20130221

C5.0



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Revisions:

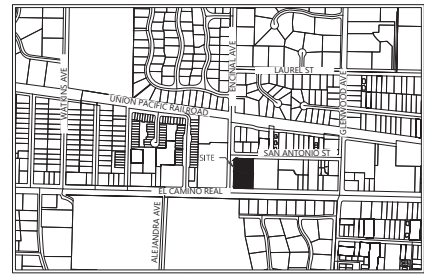
No.	Date	Revision

Sheet Description:
FIRE ACCESS PLAN

Scale	1" = 20'
Drawn	CT + HP
Date	11-15-21
Project#	20130221

C6.0





VICINITY MAP
(NOT TO SCALE)

EXISTING SITE AREAS	
BUILDINGS	10,595 SF
PARKING LOT	31,194 SF
WALKWAY	2,698 SF
HARDSCAPE	114 SF
LANDSCAPE	13,895 SF
TOTAL	58,496 SF

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF MENLO PARK, COUNTY OF SAN MATEO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

PARCEL I:

PARCEL 1, AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP BEING A RESUBDIVISION OF LOTS 1, 2, 3, 4, 17, 18, 19 AND 20, DOMINGA TRACT, BOOK 2 OF MAPS AT PAGE 72 AND ADJOINING ACRES, MENLO PARK, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON FEBRUARY 17, 1969 IN BOOK 7 OF PARCEL MAPS AT PAGE(S) 10.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND RECIPROCAL DRIVEWAY ACCESS PURPOSES WITHIN THAT PORTION OF PARCEL 2 AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP BEING A RESUBDIVISION OF LOTS 1, 2, 3, 4, 17, 18, 19 AND 20, DOMINGA TRACT, BOOK 2 OF MAPS AT PAGE 72 AND ADJOINING ACRES, MENLO PARK, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON FEBRUARY 17, 1969 IN BOOK 7 OF PARCEL MAPS AT PAGE(S) 10 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY PARCEL CORNER, COMMON TO PARCEL 1 AND PARCEL 2, SAID CORNER BEING ON THE SOUTHWESTERLY LINE OF SAN ANTONIO STREET AS SHOWN ON THE HEREBYABOVE DESCRIBED PARCEL MAP, THENCE FROM SAID POINT OF BEGINNING ALONG SAID SOUTHWESTERLY LINE OF SAN ANTONIO STREET SOUTH 58° 18' EAST, 41.00 FEET, THENCE LEAVING SAID SOUTHWESTERLY LINE SOUTH 31° 40' WEST, 10.00 FEET, THENCE SOUTH 58° 27' 56" WEST, 26.60 FEET, THENCE SOUTH 31° 40' 00" WEST, 30.00 FEET, THENCE SOUTH 52° 35' 28" WEST, 36.40 FEET, THENCE SOUTH 31° 40' WEST, 202.00 FEET MORE OR LESS TO A POINT OF INTERSECTION ON THE SOUTHWESTERLY LINE OF PARCEL 2 BEING ON A COMMON LINE WITH THE NORTHEASTERLY LINE OF EL CAMINO REAL AS SHOWN ON SAID PARCEL MAP, THENCE ALONG SAID NORTHEASTERLY LINE NORTH 58° 18' WEST, 16.00 FEET, TO THE COMMON PARCEL CORNER OF PARCEL 1 AND PARCEL 2 AS SHOWN ON SAID PARCEL MAP, THENCE ALONG SAID COMMON PARCEL LINE NORTH 31° 40' EAST, 299.76 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT BEING SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO ESTABLISH NON-EXCLUSIVE EASEMENT AND RECIPROCAL DRIVEWAY ACCESS RECORDED ON JUNE 4, 1985 AS DOCUMENT NO. 85055237, AND AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO ESTABLISH NON-EXCLUSIVE EASEMENT AND RECIPROCAL DRIVEWAY ACCESS RECORDED APRIL 17, 2015 AS INSTRUMENT NO. 2015-038227, BOTH OF SAN MATEO COUNTY RECORDS.

BENCHMARK STATEMENT:

THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS MEASURED WITH GPS RTK METHODS.

BENCHMARK IS A CUT CROSS ON THE TOP OF CURB ON THE EASTERLY SIDE OF ENCINAL AVENUE AS SHOWN. ELEVATION= 63.91.

UTILITY NOTE:

THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY LINES SHOWN HEREON OR ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.

BASIS OF BEARINGS:

THE BEARING OF NORTH 31°40'00" EAST WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP, AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN VOLUME 7 OF PARCEL MAPS AT PAGE 10 ON FEBRUARY 17, 1969, AS MONUMENTED ALONG THE CENTERLINE OF ENCINAL AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 52 OF MAPS AT PAGES 36 & 37 ON JANUARY 28, 1982, SAN MATEO COUNTY RECORDS.

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 THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

REFERENCED PRELIMINARY TITLE REPORT:

TITLE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY
 ORDER NUMBER: NCS-901795-SM
 POLICY DATE: MARCH 22, 2018
 NATURE OF TITLE: A FEE AS TO PARCEL I, AN EASEMENT AS TO PARCEL II
 TITLE VESTED IN: BELTRAMO'S INVESTMENT CO., INC., A CALIFORNIA CORPORATION
 PROPERTY ADDRESS: 1550 EL CAMINO REAL, MENLO PARK, CA
 ASSESSOR'S PARCEL NO.: 061-422-400
 FLOOD ZONE: ZONE X - AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD.
 MAP NUMBER 06081C0308E, EFFECTIVE DATE: OCTOBER 16, 2012 (LATEST AVAILABLE FEMA PANEL)

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT.

DAVID JUNG, PLS, SLS
 10/01/2021
 DATE

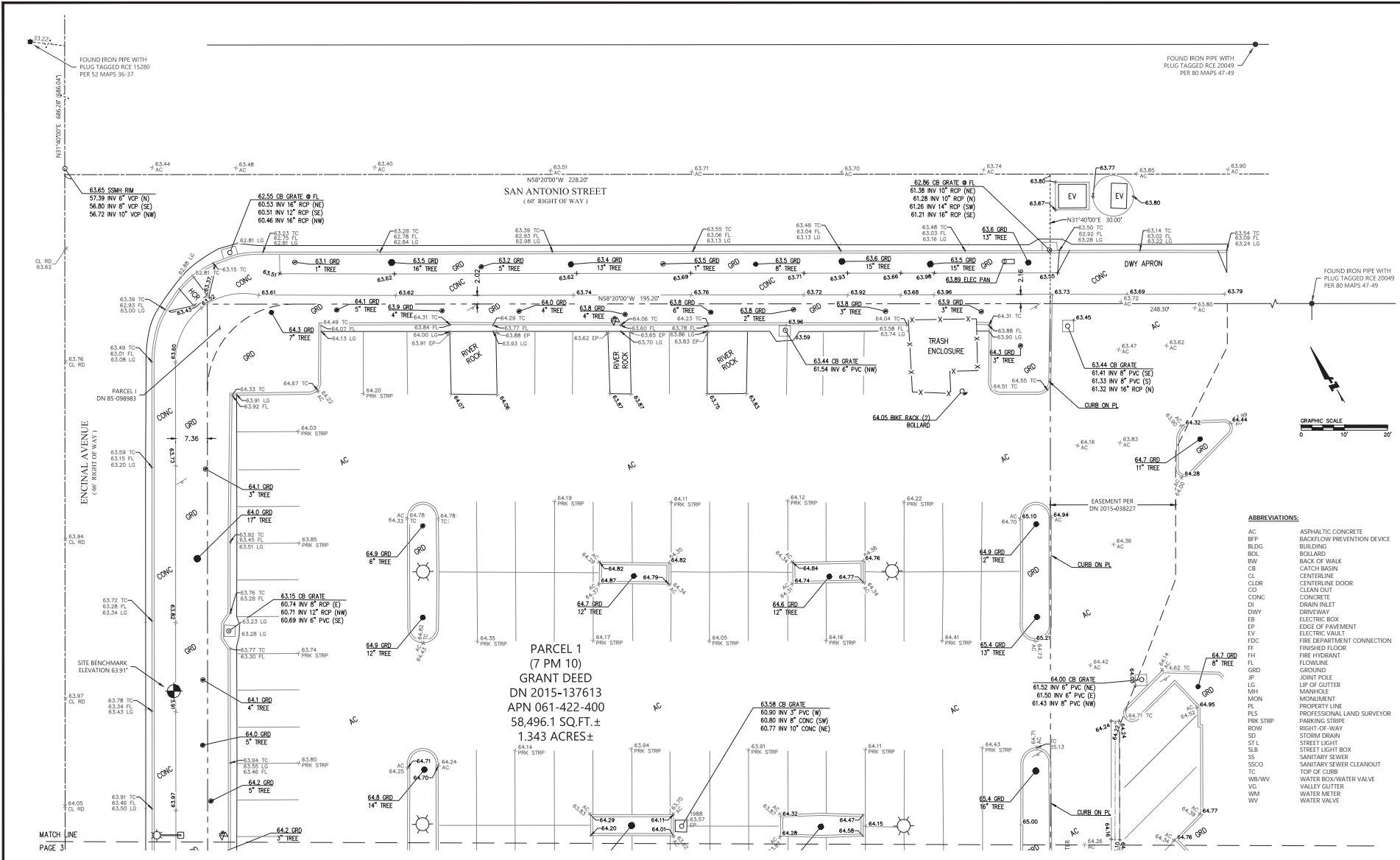


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Scale	1" = 10'	
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Approved	DCJ	
Job No.	20130221	

Drawing Number:
SUR-01
1 of 3

DRAWING NAME: S:\Plot\31\2023\1\DMC\AN\BKF\survey\2023\06\30\2023\06\30\Boundary & Topo\BKF\EDDED.dwg
PLOT DATE: 10/01/21 PLOTTED BY: dmh

DRAWING NAME: S:\Start\131\2023\CONC\BKF\Survey\2023-06-05\30\2023-06-05-30\Boundary & Topo-BKF-EDITED.dwg PLOT DATE: 10/01/23 PLOTTED BY: GHM



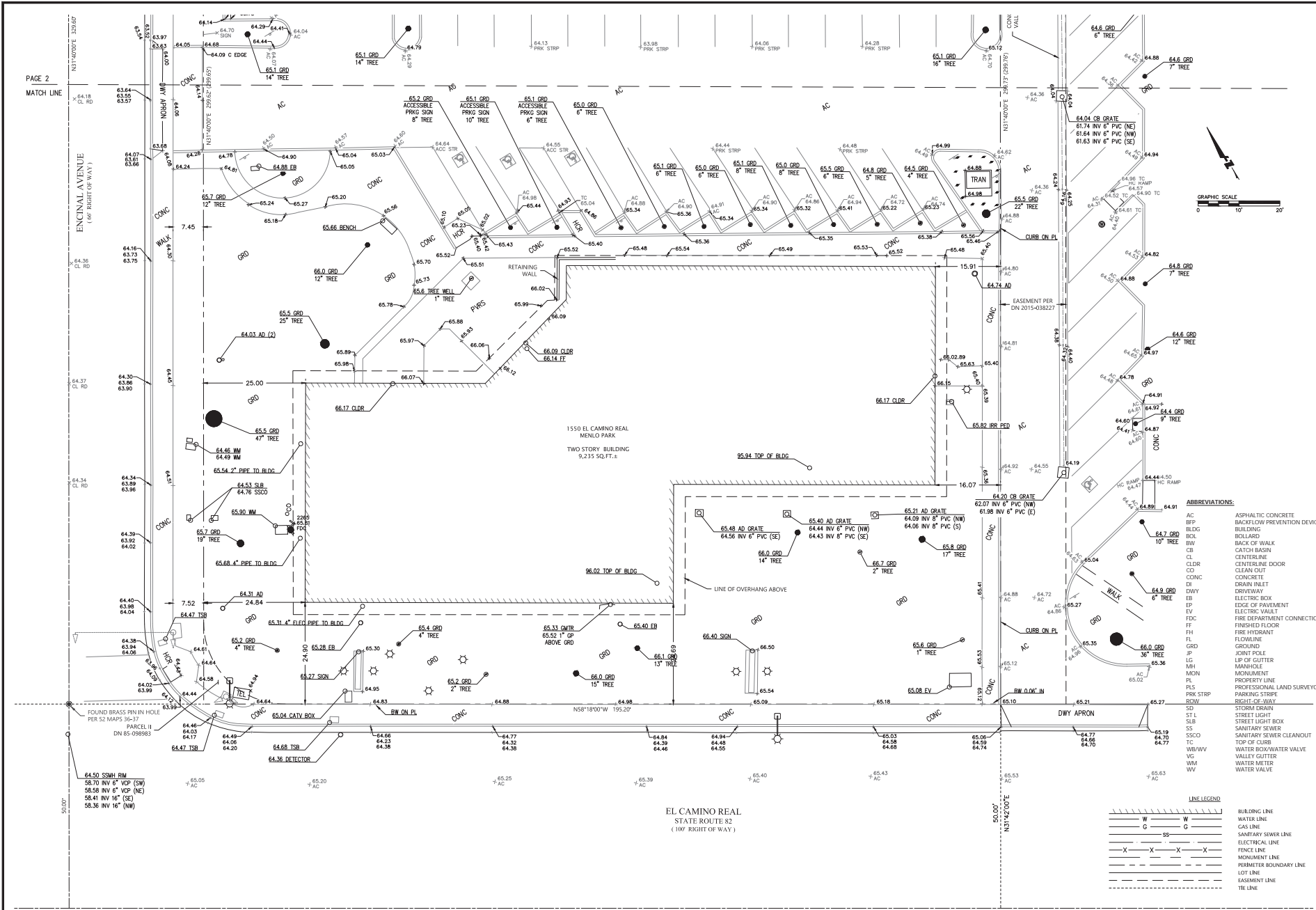
PARCEL 1 (7 PM 10) GRANT DEED DN 2015-137613 APN 061-422-400 58,496.1 SQ.FT.± 1.343 ACRES±

ABBREVIATIONS table listing symbols for ASPHALTIC CONCRETE, BACKFLOW PREVENTION DEVICE, BUILDING, BLDG, BOLL, BOLL, etc.

LINE LEGEND table listing symbols for BUILDING LINE, WATER LINE, GAS LINE, SANITARY SEWER LINE, ELECTRICAL LINE, FENCE LINE, MONUMENT LINE, PERMETER BOUNDARY LINE, LOT LINE, EASEMENT LINE, TIE LINE.

PAGE 3

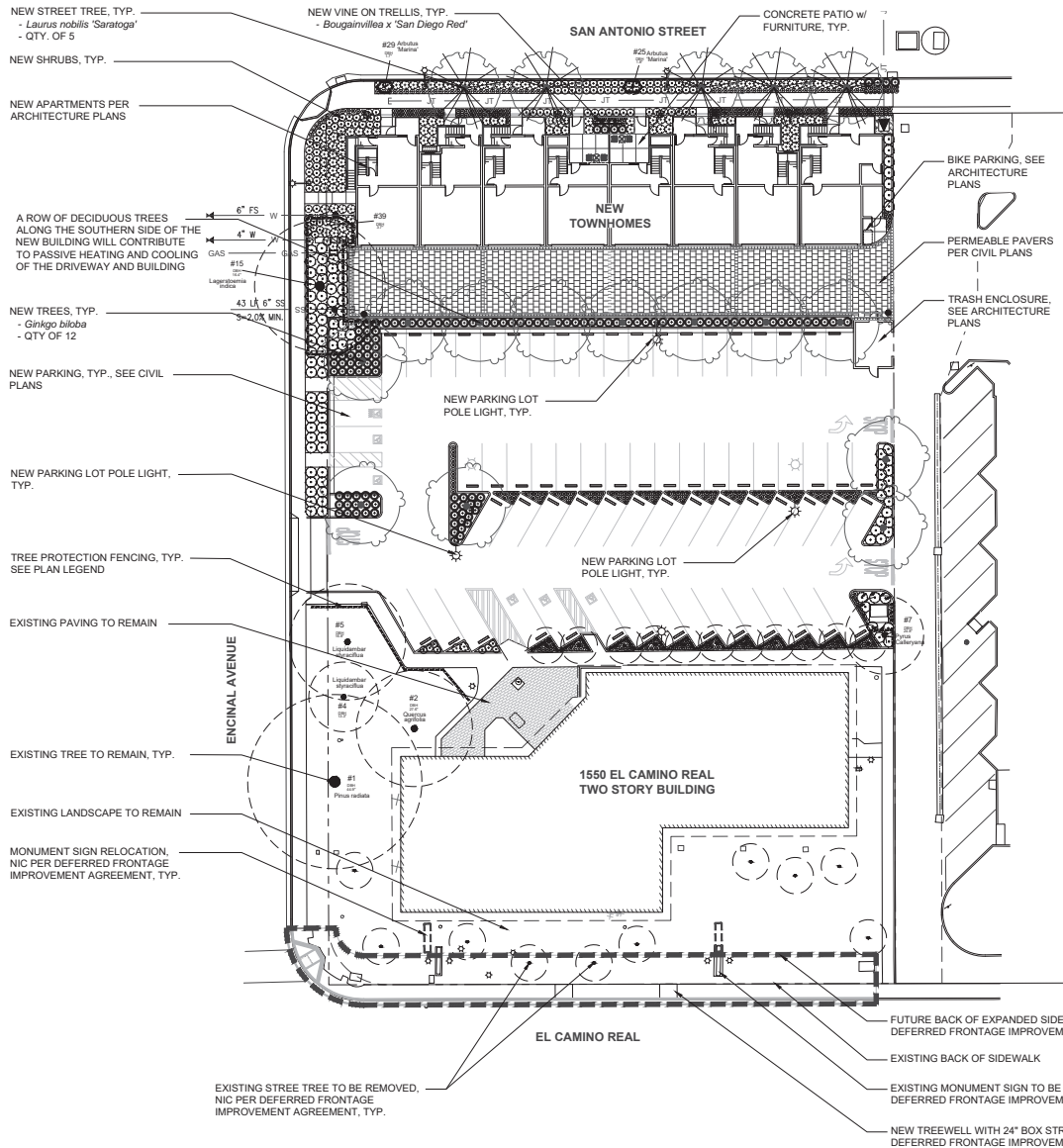
Date	Scale	Drawn	Checked	Job No.
01/01/21	1" = 10'	AM	DCJ	20130221
Drawn	Approved	Job No.		



- ABBREVIATIONS:**
- AC ASPHALTIC CONCRETE
 - BFP BACKFLOW PREVENTION DEVICE
 - BUILDING BUILDING
 - BOL BOLLARD
 - BW BACK OF WALK
 - CB CATCH BASIN
 - CL CENTERLINE
 - CLDR CENTERLINE DOOR
 - CN CLEAN OUT
 - CONC CONCRETE
 - DI DOWNSPOUT
 - DWV DOWNSPOUT
 - EB EDGE OF PAVEMENT
 - EP ELECTRIC VAULT
 - FDC FIRE DEPARTMENT CONNECTION
 - FF FINISHED FLOOR
 - FH FIRE HYDRANT
 - FL FLORENE
 - GRD GROUND
 - JP JOINT POLE
 - LG LIP OF GUTTER
 - MH MANHOLE
 - MON MONUMENT
 - PLS PROFESSIONAL LAND SURVEYOR
 - PKR PARKING STRIP
 - ROW RIGHT-OF-WAY
 - SD STORM DRAIN
 - STL STREET LIGHT
 - SLB STREET LIGHT BOX
 - SS SANITARY SEWER
 - SSCO SANITARY SEWER CLEANOUT
 - TOP TOP OF CURB
 - TV WATER BOWWATER VALVE
 - WBI VALLEY GUTTER
 - WM WATER METER
 - WV WATER VALVE

- LINE LEGEND**
- BUILDING LINE
 - WATER LINE
 - GAS LINE
 - SANITARY SEWER LINE
 - ELECTRICAL LINE
 - FENCE LINE
 - MONUMENT LINE
 - PERIMETER BOUNDARY LINE
 - LOT LINE
 - EASEMENT LINE
 - TIE LINE

DRAWING NAME: S:\2021\1550 El Camino Real\Survey\2021-06-30\2021-06-30_Boundary & Topo-BKF-EDITED.dwg
 PLOT DATE: 10/01/21 PLOTTED BY: cjh



PLANTING AND WATER USE DESIGN INTENT STATEMENT

The planting design utilizes drought tolerant & low water use plant materials. Shade tolerant plants will be utilized on the North facing sides of the project. The plants will be selected utilizing the State of California's Model Water Efficient Landscape Ordinance plant list and ET Calc water management computer software.

A minimum 3 inch layer of mulch shall be applied on all exposed soil surfaces, with the exception of turf.

Project will comply with the City's water efficient landscape ordinance municipal code 12.44

WATER USE DESIGN INTENT STATEMENT

The irrigation system will be a fully automatic, low gallon use drip system. The low, medium and high water use hydrozones will be on separate valve circuits. All new trees will have separate drip or bubbler circuits. The remote control valves will have integral pressure regulators to prevent fluctuations and ensure constant application rates to minimize over or under watering. The electronic irrigation controller will be weather based and make automatic adjustments based on current climate along with multiple programs and application cycles/start times. A rain switch will be installed to prevent irrigation during rainy periods. A flow sensor and master valve will be connected to the controller to allow automatic shut off of any valve circuit or main line in the event of a pipe brake to prevent water waste.





"I have complied with the criteria of the Water Conservation in Landscape Ordinance and have applied them for the efficient use of water in the Landscape and Irrigation Design Plan."

TOTAL LANDSCAPED / IRRIGATED AREA: 5,385 SQ.FT

NEW TREE LIST:

CODE	BOTANICAL NAME	COMMON NAME	CONT	REMARKS	QUANTITY
GIN BIL	Ginkgo biloba	Maidenhair Tree	24"box	M	12
LAU SAR	Laurus nobilis 'Saratoga'	Saratoga Laurel	24"box	L	5

LEGEND:

-  EXISTING TREE TO REMAIN
-  #1 SURVEYED TREE INVENTORY NUMBER
-  DBH 41.1" SURVEYED TREE TRUNK DIAMETER AT BREAST HEIGHT
-  6H TREE PROTECTION CHAIN LINK FENCE

NOTE:

1. SEE L3.0 FOR FULL EXISTING TREES INVENTORY
2. SEE L3.0 FOR EXISTING HERITAGE TREE REMOVAL REPLACEMENT RATIO
3. 17 NEW 24-GAL TREES ARE PROVIDED TO MEET A TOTAL OF 1-GAL & 10 5-GAL TREE REPLACEMENT REQUIREMENT

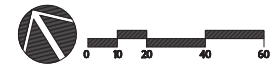


**BELTRAMO ENTERPRISE
8 UNIT APARTMENT**
1550 EL CAMINO REAL, MENLO PARK CA, 94025

CONCEPTUAL LANDSCAPE PLAN

SCALE: 1"=20'-0"

DATE: 11/15/21



L1.0

SHRUBS, GROUND COVER



AGAVE 'BLUE GLOW'



COPROSMA KIRKII 'VARIEGATA'



ECHEVERIA ELEGANS



FESTUCA MAIREI



SEDUM ANGELINA



ERIGERON KARVINSKIANUS



LOROPETALUM 'SHANG-WHITE'



NANDINA GULF STREAM



SANTOLINA VIRENS



PHORMIUM TENAX



LAVANDULA SPECIES



SALVIA LEUCANTHA



CALLISTEMON 'LITTLE JOHN'



GREVILLEA NOELLII



JUNCUS PATENS



LOMANDRA LONGIFOLIA 'BREEZE'

TREES



GINKGO BILOBA



LAURUS NOBILIS 'SARATOGA'
SARATOGA LAUREL



BOUGAINVILLEA X 'SAN DIEGO RED'




VINE

NEW PARKING LOT LIGHT

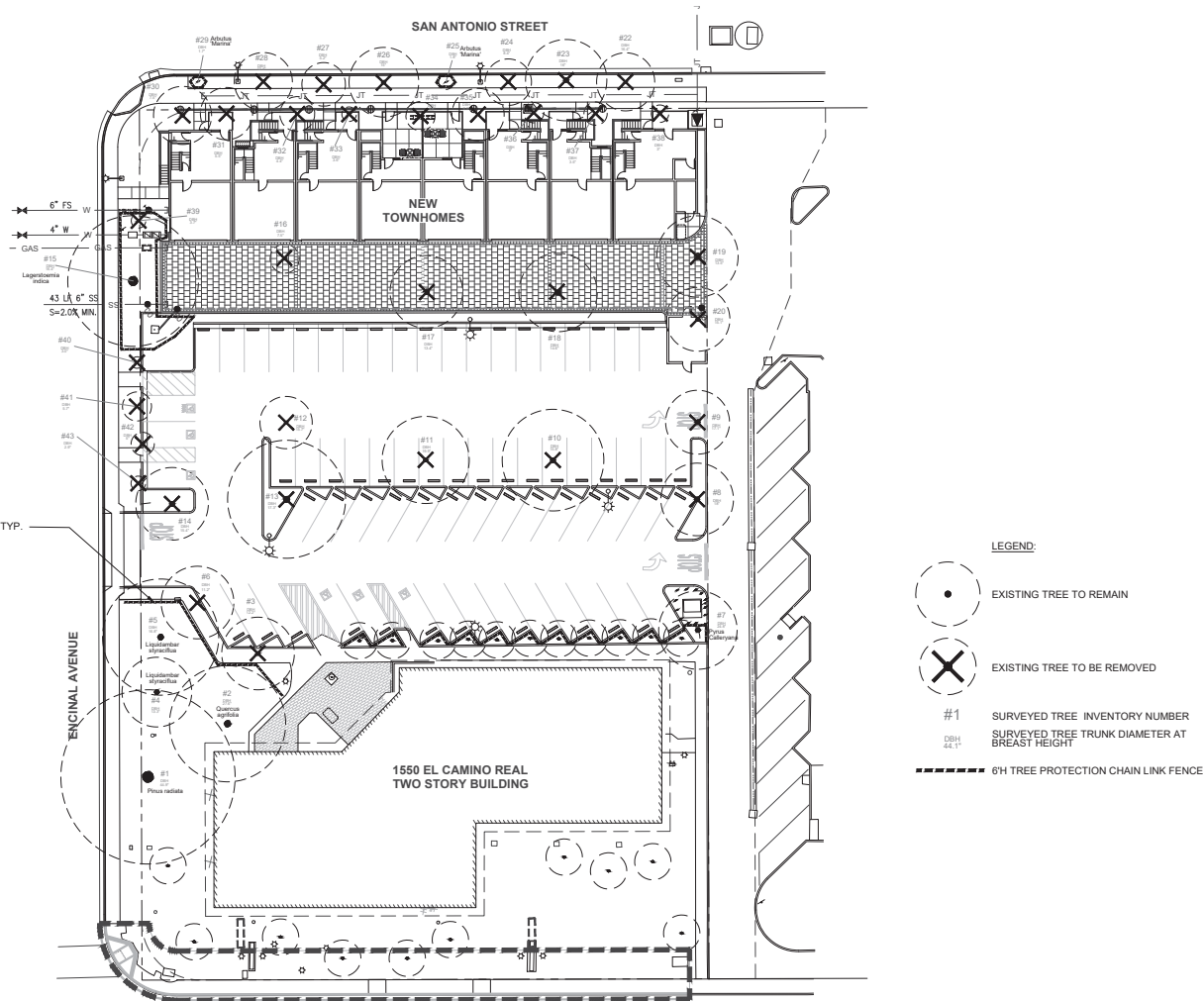


PHILIPS GARDCO GULLWING AREA
LARGE LED GL18 LIGHT POLE

PLANT LIST

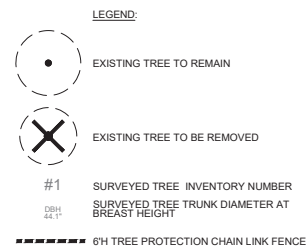
TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	REMARKS
	GIN BIL	Ginkgo biloba	Maidenhair Tree	24"box	M
	LAU SAR	Laurus nobilis 'Saratoga'	Saratoga Laurel	24"box	L
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	AGA BL4	Agave x 'Blue Glow'	Blue Glow Agave	5 gal	L
	CAL LIT	Callistemon citrinus 'Little John'	Dwarf Bottle Brush	5 gal	L
	COP VA2	Coprosma kirkii 'Variegata'	Creeping Mirror Plant	5 gal	L
	ECH ELE	Echeveria elegans	Mexican Snowball	1 gal	L
	ERI KAR	Erigeron karvinskianus	Fleabane	1 gal	L
	FES MAI	Festuca mairei	Atlas Fescue	5 gal	L
	GRE NO2	Grevillea x 'Noellii'	Grevillea	5 gal	L
	JUN PAT	Juncus patens	California Gray Rush	1 gal	L
	LAV SPE	Lavandula species	Lavender	5 gal	L
	LOM BRE	Lomandra longifolia 'Breeze'	Dwarf Matt Rush	5 gal	L
	LOR SH4	Loropetalum chinense 'Shang-white'	Emerald Snow Fringe Flower	5 gal	L
	NAN GUL	Nandina domestica 'Gulf Stream' TM	Heavenly Bamboo	5 gal	L
	PHO TEN	Phormium tenax species	New Zealand Flax	5 gal	L
	SAL LEU	Salvia leucantha	Mexican Bush Rush	5 gal	L
	SAN VIR	Santolina virens	Green Lavender Cotton	5 gal	L
	SED AN3	Sedum x 'Angelina'	Angelina Sedum	1 gal	L
VINE	CODE	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	BOU SAN	Bougainvillea x 'San Diego Red'	San Diego Red Bougainvillea	15 gal	L

NOTES: ALL PLANTS ARE DROUGHT RESISTANT



TREE INVENTORY TABLE

NUMBER	BOTANICAL NAME	DBH	HERITAGE TREE	REMOVE
1	PINUS RADIATA	44.9	YES	NO
2	QUERCUS AGRIFOLIA	27.6	YES	NO
3	MAGNOLIA GRANDIFLORA	12.2	NO	YES
4	LIQUIDAMBAR STYRACIFLUA	13.3	NO	NO
5	LIQUIDAMBAR STYRACIFLUA	16.8	YES	NO
6	MAGNOLIA GRANDIFLORA	11.2	NO	YES
7	PYRUS CALLERYANA	24.8	YES	NO
8	PYRUS CALLERYANA	18	YES	YES
9	PYRUS CALLERYANA	17.1	YES	YES
10	PYRUS CALLERYANA	15.8	YES	YES
11	PYRUS CALLERYANA	19.9	YES	YES
12	PYRUS CALLERYANA	15.7	YES	YES
13	PYRUS CALLERYANA	17.3	YES	YES
14	LIQUIDAMBAR STYRACIFLUA	15.4	YES	YES
15	QUERCUS RUBRA	16.4	YES	NO
16	PYRUS CALLERYANA	7.5	NO	YES
17	PYRUS CALLERYANA	13.4	NO	YES
18	PYRUS CALLERYANA	14.6	NO	YES
19	PYRUS CALLERYANA	13.5	NO	YES
20	PYRUS CALLERYANA	15.1	YES	YES
22	LIGUSTRUM LUCIDUM	16.4	YES	YES
23	LIGUSTRUM LUCIDUM	18	YES	YES
24	LIGUSTRUM LUCIDUM	8.4	NO	YES
25	ARBUTUS MARINA	1.8	NO	NO
26	LIGUSTRUM LUCIDUM	15	YES	YES
27	LIGUSTRUM LUCIDUM	5.2	NO	YES
28	LIGUSTRUM LUCIDUM	12.4	NO	YES
29	ARBUTUS MARINA	1.7	NO	NO
30	GINKGO BILOBA	7.5	NO	YES
31	GINKGO BILOBA	5.5	NO	YES
32	GINKGO BILOBA	4.4	NO	YES
33	GINKGO BILOBA	3.6	NO	YES
34	GINKGO BILOBA	4.8	NO	YES
35	GINKGO BILOBA	6.5	NO	YES
36	GINKGO BILOBA	3	NO	YES
37	GINKGO BILOBA	3.5	NO	YES
38	GINKGO BILOBA	3	NO	YES
39	LAGERSTROEMIA INDICA	3.7	NO	YES
40	LAGERSTROEMIA INDICA	3	NO	YES
41	LAGERSTROEMIA INDICA	5.7	NO	YES
42	LAGERSTROEMIA INDICA	5	NO	YES
43	LAGERSTROEMIA INDICA	2.9	NO	YES



TREE REPLACEMENT TABLE

NUMBER HERITAGE TREES TO BE REMOVED	11
NUMBER OF REPLACEMENT TREES REQUIRED	1 (5-GAL) 10 (15-GAL)

- REPLACEMENT TREE NOTES:**
- NUMBER OF REPLACEMENT TREES PROVIDED: 17 24"BOX TREES:
 - Laurus nobilis 'Sarratoga' - 5 24"BOX
 - Ginkgo biloba - 12 24"BOX

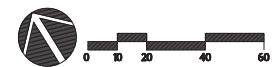
- NOTES:**
- TOTAL TREES OF 42 ARE SURVEYED PER ARBORIST REPORT BY MCLENAHAN CONSULTING, LLC DATED 12/28/2020 AND REVISED ON 2/1/2021
 - HERITAGE TREE AS DEFINED BY CITY OF MENLO PARK HERITAGE TREES ORDINANCE
 - REPLACEMENT OF HERITAGE TREES AS DEFINED BY CITY OF MENLO PARK HERITAGE ORDINANCE ADMINISTRATIVE GUIDELINES



BELTRAMO ENTERPRISE
8 UNIT APARTMENT
 1550 EL CAMINO REAL, MENLO PARK CA, 94025

TREE DISPOSITION PLAN
 SCALE: 1"=20'-0"

DATE: 11/15/21



L3.0

Beltramo Enterprises
1550 El Camino Real
Menlo Park, CA

TREE PRESERVATION GUIDELINES

Tree Preservation and Protection Plan

In providing recommendations for tree preservation, we recognize that injury to trees as a result of construction include mechanical injuries to trunks, roots and branches, and injury as a result of changes that occur in the growing environment.

To minimize these injuries, we recommend grading operations encroach no closer than six times the trunk diameter, (i.e. 30" diameter tree x 6=180" distance). At this distance, buttress/anchoring roots would be preserved and minimal injury to the functional root area would be anticipated. Should encroachment within the area become necessary, hand digging is mandatory.

Barricades

Prior to initiation of construction activity, temporary barricades should be installed around all trees in the construction area. Six-foot high, chain link fences are to be mounted on steel posts, driven 2 feet into the ground, at no more than 10-foot spacing. The fences shall enclose the entire area under the drip line of the trees or as close to the drip line area as practical. These barricades will be placed around individual trees and/or groups of trees as the existing environment dictates.

The temporary barricades will serve to protect trunks, roots and branches from mechanical injuries, will inhibit stockpiling of construction materials or debris within the sensitive 'drip line' areas and will prevent soil compaction from increased vehicular/pedestrian traffic. No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground around the tree canopy shall not be altered. Designated areas beyond the drip lines of any trees should be provided for construction materials and onsite parking.

Root Pruning (if necessary)

During and upon completion of any trenching/grading operation within a Tree Protection Zone, clean pruning cuts of exposed, damaged or severed roots greater than one inch diameter should be accomplished under the supervision of a qualified Arborist to minimize root deterioration beyond the soil line **within twenty-four (24) hours**.

Pruning

Pruning of the foliar canopies to include removal of deadwood is recommended and should be initiated prior to construction operations. Such pruning will provide any necessary construction clearance, will lessen the likelihood or potential for limb breakage, reduce 'windsail' effect and provide an environment suitable for healthy and vigorous growth.

Irrigation

A supplemental irrigation program is recommended for the redwood trees and should be accomplished at regular three to four-week intervals during the period of May 1st through October 31st. Irrigation is to be applied at or about the 'drip line' in an amount sufficient to supply approximately ten (10) gallons of water for each inch in trunk diameter.

Irrigation can be provided by means of a soil needle, 'soaker' or permeable hose. When using 'soaker' or permeable hoses, water is to be run at low pressure, avoiding runoff/puddling, allowing the needed moisture to penetrate the soil to feeder root depths.

11

Beltramo Enterprises
1550 El Camino Real
Menlo Park, CA

Fertilization

A program of fertilization by means of deep root soil injection is recommended with applications in spring and summer for those trees to be impacted by construction. Fertilizer should include organic blends and components such as mycorrhizae and bio stimulants.

Such fertilization will serve to stimulate feeder root development, offset shock/stress as related to construction and/or environmental factors, encourage vigor, alleviate soil compaction and compensate for any encroachment of natural feeding root areas.

Inception of this fertilizing program is recommended prior to the initiation of construction activity.

Mulch

Mulching with wood chips (maximum depth 3") within tree environments (outer foliar perimeter) will lessen moisture evaporation from soil, protect and encourage adventitious roots and minimize possible soil compaction.

Inspection

Periodic inspections by the **Site Arborist** are recommended during construction activities, particularly as trees are impacted by trenching/grading operations.

Inspections at approximate four (4) week intervals would be sufficient to assess and monitor the effectiveness of the Tree Preservation Plan and to provide recommendations for any additional care or treatment.

All written material appearing herein constitutes original and unpublished work of the Arborist and may not be duplicated, used or disclosed without written consent of the Arborist.

Should you have any questions or if we may be of further assistance in these concerns, kindly contact our office at any time.

McCLENAHAN CONSULTING, LLC



By: **John H. McClenahan**
ISA Board Certified Master Arborist, WE-1476B
member, American Society of Consulting Arborists

JHM: cm

12



A. ROOFING



'S' TILE CLAY ROOF
SMC 8404 SAN JUAN BLEND
CAPISTRANO PROFILE

E. GLAZING



NEW TEMPERED LOW-E GLASS

B. DECKING & EAVES



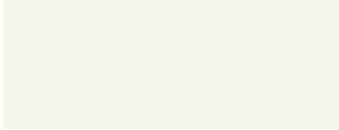
NEW WOOD, IPE OR SIMILAR
PAINTED

F. DOORS

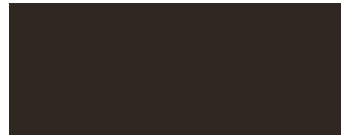


JELD-WEN FIBERGLASS EXTERIOR DOOR
IWP AURORA FIBERGLASS
ALDER WOODGRAIN 1-3/4" CLAVOS

EXTERIOR PAINT COLORS



SIMPLY WHITE - BENJAMIN MOORE
BODY COLOR



DARK BRONZE - METAL DETAILING



WHITALL BROWN - BENJAMIN MOORE
TRIM COLOR

C. WALL FINISH



NEW SMOOTH ACRYLIC STUCCO, PAINTED
FINE FINISH - LOW LUSTRE
BODY AND ARCHITECTURAL TRIM

G. TRELLIS



NEW WOOD, IPE OR SIMILAR

D. RAILING & GUARDRAIL



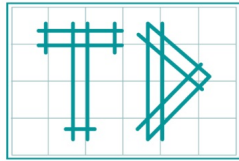
BRONZE STEEL RAILINGS, FINISH TO
MATCH WINDOW MULLIONS

H. METAL DETAILING



BRONZE STEEL WINDOW DETAIL & METAL 'B'





TOLBERT DESIGN
ARCHITECTS

TOLBERT DESIGN ARCHITECTS

297 Commercial Street

San Jose, CA 95112

P:(650)200-0663

E:jeremiah@tolbertdesignsarchitects.com

Friday, May 28, 2021

To: Matthew Pruter
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025
mapruter@menlopark.org

RE: 1550 El Camino Real (PLN2019 - 00082) - Project Description

1550 El Camino Real is bordered by Encinal Avenue, San Antonio Street, and the newly redeveloped 1540 El Camino Real. An 18,151 square foot office building and its parking lot occupy the majority of the site. The majority of the existing landscape is located in front of the non-medical office building along El Camino Real.

The proposed project redevelops a portion of the existing parking area along the northern frontage of the site, and will add eight townhouse residences along San Antonio Street. The new building will have a traditional Mission style design aesthetic that will compliment the existing neighborhood. The proposed project is three stories and will have a floor area of 15,387.6 square feet (area calculated per the City's FAR standards).

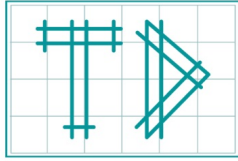
Seven of the townhomes will be two bedroom units, and one townhome will have three bedrooms. Each unit has a private two-car garage on the ground level. One of the units will be designated as a Below Market Rate unit and will comply with all BMR rules and regulations.

Public outreach will include mailed flyers within a half mile radius. The flyers will invite neighbors to attend an Open House located in the lobby of 1550 El Camino Real to view renderings, drawings, and all pertinent information regarding the project.

Response from Owner Dan Beltramo: to Comment 11 from the previous ACN

We wanted to take a minute to address how we decided upon an eight unit apartment development because we are aware that the site allows for a more dense development. In fact, we did investigate several larger size projects with our original architects at Hoover Associates as well as banks regarding financing and with professional builders to understand the costs, timelines and construction ramifications involved.

It became apparent that expanding beyond eight units escalated all components beyond our comfort level. Anything more than eight units required excavating for subterranean parking, which added greatly to the cost, complexity and timeline. At over 82 years old, we are not comfortable taking on a great deal of debt, and are only looking for something that we can complete and be proud of while we are still in good health and able. Eight units is already the



TOLBERT DESIGN
ARCHITECTS

TOLBERT DESIGN ARCHITECTS

297 Commercial Street

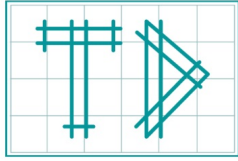
San Jose, CA 95112

P:(650)200-0663

E:jeremiah@tolbertdesignsarchitects.com

largest development than we have ever undertaken, and the plans for eight has maximized our bandwidth as a small family operation. Furthermore, we are required by our leases at the existing office building to provide our tenants with a certain amount of parking and are not in a position, due to contractual obligation, to disrupt them by creating an underground parking lot under the whole premises.

We are proud of the design we have put forth, we feel that this is within our means to complete in a timely fashion, and we believe that eight more dwelling units will be a positive addition to Menlo Park.



TOLBERT DESIGN
ARCHITECTS

TOLBERT DESIGN ARCHITECTS

297 Commercial Street

San Jose, CA 95112

P:(650)200-0663

E:jeremiah@tolbertdesignsarchitects.com

Friday, June 11, 2021

RE: 1550 El Camino Real (PLN2019 - 00082) - Community Outreach

Dear Neighbors,

As the 1550 El Camino Real project's architect and representative, I would like to cordially invite you and your tenants to view the renderings and details of the proposed 8-unit residential infill development planned for the rear parking lot of 1550 El Camino Real along San Antonio Street. In other words, we plan to redevelop a portion of the rear parking lot into much needed housing to benefit the community. A rendering of the eight-unit building's facade is shown below.

Pertinent project information and renderings will be posted during an Open House located at 1550 El Camino Real, Suite #104 on Friday, June 18th from 11am to 1pm, and Saturday, June 19th, 2021 from 10am to Noon.

Please feel free to email any questions or comments you may have about the project to info@tolbertdesignsarchitects.com and our project team will get back to you promptly.

Sincerely,

Jeremiah Tolbert, AIA
Principal



COMMUNITY OUTREACH ANNOUNCEMENT LETTER & OPEN HOUSE INVITATION LIST:

Regarding the 8-unit apartment project of Beltramo Investment Co., Inc.

1600 El Camino Real: corner of Encinal Ave. Notified the co-owner:

Ms. Lori Shepard of Shepard Properties via mail

1500 El Camino Real: Notified the following:

Mr. Steve Rehmus of Portola Partners at steve.rehmus@gmail.com

Mr. Tom Myers of Bordeaux Wealth Management at tmyers@bordeauxadvisors.com

Mr. James Hering of Bordeaux Wealth Management at JHering@bordeauxadvisors.com

1540 El Camino Real: Building under construction -

Notified co-owners of Four Corners Properties:

Mr. Bruce Burkard via email: bburkard@fourcornersproperties.com

Mr. Richard Ying via email: rying@fourcornersproperties.com

1460 El Camino Real:

Notified owner of the property:

Hunter Properties, Mr. Deke Hunter, at: deke@hunterproperties.com

Notified Manager of Davis Polk and Wardell, LLP via mail

Notified Manager of Lux Capital Venture Capital via mail

1450 El Camino Real: Notified Proprietor of Swivl, an electronics business, via mail

1422 El Camino Real: Notified Proprietor of office building, Mr. Robert Pinsker, of RKP Investment Properties, LLC by mail at: 573 Center Drive, Palo Alto, 94301.

1436 El Camino Real: Notified business manager, Mr. Luis Padilla, at: Duckysmp@gmail.com

1438 El Camino Real: Notified Proprietor of Gombei's restaurant via mail

1400 El Camino Real: Notified a co-owner of Park James Hotel, Mr. Jeff Pollock at jeff_pollock@pollockfinancial.com

1380 El Camino Real: Notified Mr. Larry Jensen at George and Bob's Service by mail

1487 San Antonio: Notified Mr. Alex Beltramo, co-owner/manager of Glenwood Ventures, Inc. of

18 apartments via mail: at 1241 Mills Street, Menlo Park, 94025

Notified proprietor, Mr. Tod Spieker, of Spieker Properties at 1020 Corporation Way, #202, Palo Alto, CA 94303 for the following properties via mail:

1450 San Antonio Ave. - 7 apartments

1466 San Antonio Ave. - 6 apartments

1524 San Antonio Ave. - 10 apartments

425 Encinal Ave. - 8 apartments

435 Encinal Ave. - 8 apartments

445 Garwood Way - 1 apartment

465 Garwood Way - 7 apartments

1464 San Antonio Ave.: 7 apartments - Notified proprietor, Mr. Ron Bongio, via mail at 377 Orchard

Lane, Redwood City, CA 94061 via mail

1516 San Antonio Ave. - 1 condo dwelling- notified via mail

1518 San Antonio Ave.- 1 condo dwelling- notified via mail

1560 Encinal Ave., 8 apartments: Notified property manager, Mrs. Scardino, Scardino Associates, P.O. Box 411, San Bruno, CA 94066

475 Encinal Ave./corner San Antonio. - 8 apartments: Notified each dwelling from Apt. #, B to K, via mail

1580 San Antonio Ave. - 8 apartments: Notified each dwelling from Apt.# A through H via mail

1530 to 1548 San Antonio Ave. : Notified all 10 condo dwellings at numbers: 1530,1532,1534,1536,1538,1540,1542,1544,1546,1548 via mail

1508 San Antonio Ave. - 14 apartments -Notified property manager, Ms. B. Stevenson, at Robinson & Company Realtors via email at: bstevenson@robinsonandcompany.com

1580 Encinal Ave.: - 8 apartments - Notified all dwellings at apartments A,B,C,D,E,F,G,H via mail

1423 Garwood Way, Notified 1 single dwelling via mail

1444 Encinal Ave.: Notified 1 single dwelling via mail

445 Encinal Ave., Notified all 11 dwellings of Encinal Oaks Apartments via mail

1550 San Antonio: 8 apartments - Notified all dwellings: Munk at 1550, Maloney at 1532, Resident at 1534, Tsch at 1536 Mehl at 1538, Resident at 1540, Schlumberger at 1542, Taylor at 1544, Resident at 1546.

400 to 446 Encinal Ave., Notified all condo dwellings. at the following numbers and building:

Building A -Numbers: 400,402,404,406

Building B - Numbers: 408, 410,412,414,416

Building C - Numbers 418, 420,422,424,426

Building D - Numbers 428,430,432

Building E - Numbers 434, 436

Building F - Numbers 438,440,442

Building G - Numbers 444, 446

TOTAL NOTIFIED: 15 offices/businesses, 36 condo households, 163 apartment households

COMMUNITY OUTREACH ANNOUNCEMENT LETTER & OPEN HOUSE INVITATION LIST:

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Mr. James Hering of Bordeaux Wealth Management at JHering@bordeauxadvisors.com

1540 El Camino Real: Building under construction -

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Mr. Bruce Burkard via email: bburkard@fourcornersproperties.com

Mr. Richard Ying via email: rying@fourcornersproperties.com

1460 El Camino Real:

Notified owner of the property:

Hunter Properties, Mr. Deke Hunter, at: deke@hunterproperties.com

Notified Manager of Davis Polk and Wardell, LLP via mail

Notified Manager of Lux Capital Venture Capital via mail

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1438 El Camino Real: Notified Proprietor of Gombei's restaurant via mail



Jennifer Price <jennifer@tolbertdesignsarchitects.com>

Second Community outreach report

5 messages

Margaret Beltramo <dm@beltramoenterprises.com>

Sat, Jun 19, 2021 at 4:17 PM

To: "jeremiah@tolbertdesignsarchitects.com" <jeremiah@tolbertdesignsarchitects.com>,
"jennifer@tolbertdesignsarchitects.com" <jennifer@tolbertdesignsarchitects.com>

Cc: Diana Hewitt <dianab@beltramoenterprises.com>

Hi All,

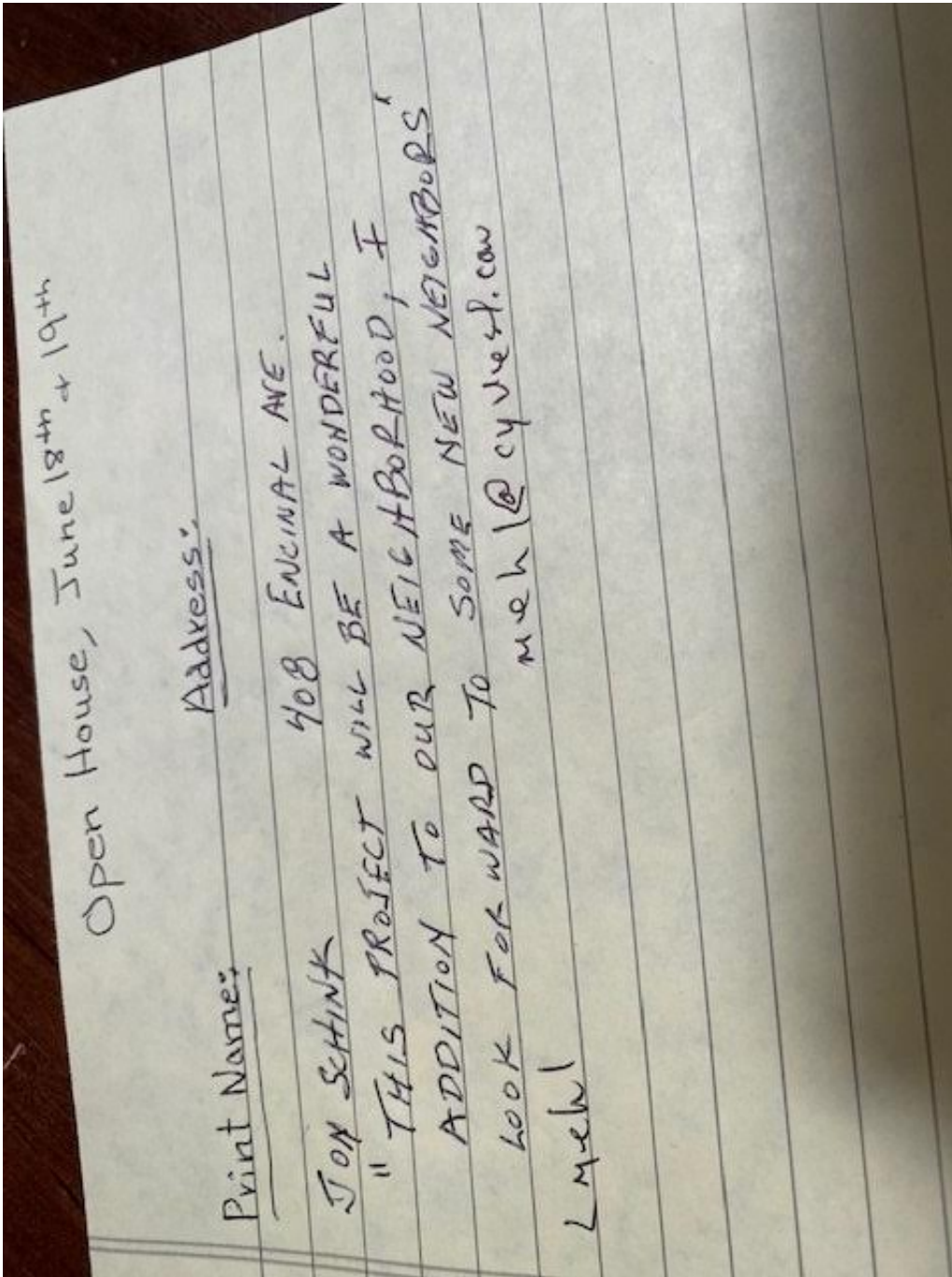
Today a total of two gentlemen came to see the renderings. Both complimented the project. Mr. Jon Shink, who lives in a new condo on Encinal Ave., wrote the note below on the sign-in sheet. The other man just gave positive verbal feedback and signed his name and gave his email address. Yesterday, the gentleman did not sign in during his very brief stop but he too liked what he saw. We would like to hear what you plan to convey to the City regarding the open house and the positive feedback that we received. Thank you.

Jeremiah, if you are in no hurry for the easels, we can plan to return them to you, one of these days, when we are heading down to Carmel or we can figure something else out.

We hope you have a great weekend celebrating Father's Day.

Best to you,

Margaret and Dan



Sent from my phone

Jennifer Price <jennifer@tolbertdesignsarchitects.com>

Mon, Jun 21, 2021 at 4:38 PM

To: Margaret Beltramo <dm@beltramoenterprises.com>

Cc: "jeremiah@tolbertdesignsarchitects.com" <jeremiah@tolbertdesignsarchitects.com>, Diana Hewitt <dianab@beltramoenterprises.com>

Hi Margaret + Dan,

Menlo Park El Camino Real/Downtown Specific Plan
Standards and Guidelines: 1550 ECR Compliance Worksheet (ECR NE)

<u>Section</u>	<u>Standard or Guideline</u>	<u>Requirement</u>	<u>Evaluation</u>
E.3.1 Development Intensity			
E.3.1.01	Standard	Business and Professional office (inclusive of medical and dental office) shall not exceed one half of the base FAR or public benefit bonus FAR, whichever is applicable.	N/A - the new building is residential. The existing non-medical office building does not exceed half of the base FAR. See sheet G0-1 for details.
E.3.1.02	Standard	Medical and Dental office shall not exceed one third of the base FAR or public benefit bonus FAR, whichever is applicable.	N/A - the new building is residential. The existing non-medical office building does not exceed half of the base FAR. See sheet G0-1 for details.
E.3.2 Height			
E.3.2.01	Standard	Roof-mounted mechanical equipment, solar panels, and similar equipment may exceed the maximum building height, but shall be screened from view from publicly-accessible spaces.	Confirmed - the proposed residential project screens roof-mounted equipment with a shallow parapet and low towers, which are integrated into the building's design and do not exceed the height limit.
E.3.2.02	Standard	Vertical building projections such as parapets and balcony railings may extend up to 4 feet beyond the maximum façade height or the maximum building height, and shall be integrated into the design of the building.	Confirmed - the proposed residential project's projections do not exceed the allowed height limit. Maximum height including parapets and mansards are 40'-1".
E.3.2.03	Standard	Rooftop elements that may need to exceed the maximum building height due to their function, such as stair and elevator towers, shall not exceed 14 feet beyond the maximum building height. Such rooftop elements shall be integrated into the design of the building.	Confirmed - the proposed residential project's rooftop elements do not exceed the allowed height limit.
E.3.3 Setbacks and Projections within Setbacks			
E.3.3.01	Standard	Front setback areas shall be developed with sidewalks, plazas, and/or landscaping as appropriate.	Confirmed - proposed landscape develops the front setback areas with plantings and a sidewalk. See Landscape drawings for details
E.3.3.02	Standard	Parking shall not be permitted in front setback areas.	Confirmed - the proposed landscape complies with the parking restrictions in the front setback areas (i.e., not parking in front setback). See Civil drawings for details
E.3.3.03	Standard	In areas where no or a minimal setback is required, limited setback for store or lobby entry recesses shall not exceed a maximum of 4-foot depth and a maximum of 6-foot width.	N/A - the new building is residential, and does not have a lobby.

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E.3.3.04	Standard	In areas where no or a minimal setback is required, building projections, such as balconies, bay windows and dormer windows, shall not project beyond a maximum of 3 feet from the building face into the sidewalk clear walking zone, public right-of-way or public spaces, provided they have a minimum 8-foot vertical clearance above the sidewalk clear walking zone, public right-of-way or public space.	Confirmed - the proposed project has one projection that extends beyond the setback on the third floor of the Western facade, however, this projection only extends 2'-0" beyond the primary facade. The proposed project's Eastern facade has no setback, and no projections.
E.3.3.05	Standard	In areas where setbacks are required, building projections, such as balconies, bay windows and dormer windows, at or above the second habitable floor shall not project beyond a maximum of 5 feet from the building face into the setback area.	Confirmed - the proposed project has one projection that extends beyond the setback on the third floor of the Western facade, however, this projection only extends 2'-0" beyond the primary facade.
E.3.3.06	Standard	The total area of all building projections shall not exceed 35% of the primary building façade area. Primary building façade is the façade built at the property or setback line.	Confirmed - the proposed project does not exceed 35% of all building projections.
E.3.3.07	Standard	Architectural projections like canopies, awnings and signage shall not project beyond a maximum of 6 feet horizontally from the building face at the property line or at the minimum setback line. There shall be a minimum of 8-foot vertical clearance above the sidewalk, public right-of-way or public space.	Confirmed - there are no architectural projections that exceed beyond 6'-0" from the building facade.
E.3.3.08	Standard	No development activities may take place within the San Francisquito Creek bed, below the creek bank, or in the riparian corridor.	Confirmed - there are no development activities within the San Francisquito Creek bed, below the creek bank, or in the riparian corridor.
E.3.4 Massing and Modulation			
E.3.4.1 Building Breaks			
E.3.4.1.01	Standard	The total of all building breaks shall not exceed 25 percent of the primary façade plane in a development.	Confirmed - the proposed project maintains building mass along street without a building break exceeding 25% of the primary façade.
E.3.4.1.02	Standard	Building breaks shall be located at ground level and extend the entire building height.	N/A – Building width less than 250'
E.3.4.1.03	Standard	In all districts except the ECR-SE zoning district, recesses that function as building breaks shall have minimum dimensions of 20 feet in width and depth and a maximum dimension of 50 feet in width. For the ECR-SE zoning district, recesses that function as building breaks shall have a minimum dimension of 60 feet in width and 40 feet in depth.	N/A
E.3.4.1.04	Standard	Building breaks shall be accompanied with a major change in fenestration pattern, material and color to have a distinct treatment for each volume.	N/A

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<u>Section</u>	<u>Standard or Guideline</u>	<u>Requirement</u>	<u>Evaluation</u>
E.3.4.1.05	Standard	In all districts except the ECR-SE zoning district, building breaks shall be required as shown in Table E3.	Confirmed - but building break not applicable due to site dimension.
E.3.4.1.06	Standard	In the ECR-SE zoning district, and consistent with Table E4 the building breaks shall: <ul style="list-style-type: none"> · Comply with Figure E9; · Be a minimum of 60 feet in width, except where noted on Figure E9; · Be a minimum of 120 feet in width at Middle Avenue; · Align with intersecting streets, except for the area between Roble Avenue and Middle Avenue; · Be provided at least every 350 feet in the area between Roble Avenue and Middle Avenue; where properties under different ownership coincide with this measurement, the standard side setbacks (10 to 25 feet) shall be applied, resulting in an effective break of between 20 to 50 feet. · Extend through the entire building height and depth at Live Oak Avenue, Roble Avenue, Middle Avenue, Partridge Avenue and Harvard Avenue; and · Include two publicly-accessible building breaks at Middle Avenue and Roble Avenue. 	N/A - the proposed project is not located in ECR-SE zone.
E.3.4.1.07	Standard	In the ECR-SE zoning district, the Middle Avenue break shall include vehicular access; publicly-accessible open space with seating, landscaping and shade; retail and restaurant uses activating the open space; and a pedestrian/bicycle connection to Alma Street and Burgess Park. The Roble Avenue break shall include publicly-accessible open space with seating, landscaping and shade.	N/A - the proposed project is not located in ECR-SE zone.
E.3.4.1.08	Guideline	In the ECR-SE zoning district, the breaks at Live Oak, Roble, Middle, Partridge and Harvard Avenues may provide vehicular access.	N/A - the proposed project is not located in ECR-SE zone.
E.3.4.2 Façade Modulation and Treatment			
E.3.4.2.01	Standard	Building façades facing public rights-of-way or public open spaces shall not exceed 50 feet in length without a minor building façade modulation. At a minimum of every 50' façade length, the minor vertical façade modulation shall be a minimum 2 feet deep by 5 feet wide recess or a minimum 2 foot setback of the building plane from the primary building façade.	Confirmed - the proposed project has both a major modulation and 2 minor modulations.

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<u>Section</u>	<u>Standard or Guideline</u>	<u>Requirement</u>	<u>Evaluation</u>
E.3.4.2.02	Standard	Building façades facing public rights-of-way or public open spaces shall not exceed 100 feet in length without a major building modulation. At a minimum of every 100 feet of façade length, a major vertical façade modulation shall be a minimum of 6 feet deep by 20 feet wide recess or a minimum of 6 feet setback of building plane from primary building façade for the full height of the building. This standard applies to all districts except ECR NE-L and ECR SW since those two districts are required to provide a building break at every 100 feet.	Confirmed - the proposed project has both a major modulation that complies with the building break requirement, as well as 2 minor modulations.
E.3.4.2.03	Standard	In addition, the major building façade modulation shall be accompanied with a 4-foot minimum height modulation and a major change in fenestration pattern, material and/or color.	Confirmed - the proposed project has both a major modulation that complies with the building break requirement, as well as minor modulations, all of which comply with the 4-foot height modulation.
E.3.4.2.04	Guideline	Minor façade modulation may be accompanied with a change in fenestration pattern, and/or material, and/or color, and/or height.	Confirmed - the proposed project has changes in fenestration, height, and roof shape at parapet.
E.3.4.2.05	Guideline	Buildings should consider sun shading mechanisms, like overhangs, <i>bris soleils</i> and clerestory lighting, as façade articulation strategies.	Confirmed - the proposed project has sun shading mechanisms such as overhangs, bris soleils, clerestory lighting.
E.3.4.3 Building Profile			
E.3.4.3.01	Standard	The 45-degree building profile shall be set at the minimum setback line to allow for flexibility and variation in building façade height within a district.	Confirmed - the proposed project's building profile does not exceed the 45-degree minimum setback line. (Note: also N/A due to not exceeding façade height and not requesting public benefit density).
E.3.4.3.02	Standard	Horizontal building and architectural projections, like balconies, bay windows, dormer windows, canopies, awnings, and signage, beyond the 45-degree building profile shall comply with the standards for Building Setbacks & Projection within Setbacks (E.3.3.04 to E.3.3.07) and shall be integrated into the design of the building.	Confirmed - the proposed project's building profile does not exceed the 45-degree minimum setback line.
E.3.4.3.03	Standard	Vertical building projections like parapets and balcony railings shall not extend 4 feet beyond the 45-degree building profile and shall be integrated into the design of the building.	Confirmed - the proposed project's building profile does not exceed the 45-degree minimum setback line.
E.3.4.3.04	Standard	Rooftop elements that may need to extend beyond the 45-degree building profile due to their function, such as stair and elevator towers, shall be integrated into the design of the building.	Confirmed - the proposed project's building profile does not exceed the 45-degree minimum setback line, and the towers are integrated into the design.
E.3.4.4 Upper Story Façade Length			
E.3.4.4.01	Standard	Building stories above the 38-foot façade height shall have a maximum allowable façade length of 175 feet along a public right-of-way or public open space.	N/A - the proposed project does not have a story above 38'-0".

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E.3.5 Ground Floor Treatment, Entry and Commercial Frontage			
Ground Floor Treatment			
E.3.5.01	Standard	The retail or commercial ground floor shall be a minimum 15-foot floor-to-floor height to allow natural light into the space.	N/A - the proposed project does not have a commercial or retail component.
E.3.5.02	Standard	Ground floor commercial buildings shall have a minimum of 50% transparency (i.e., clear-glass windows) for retail uses, office uses and lobbies to enhance the visual experience from the sidewalk and street. Heavily tinted or mirrored glass shall not be permitted.	N/A - the proposed project does not have a commercial or retail component.
E.3.5.03	Guideline	Buildings should orient ground-floor retail uses, entries and direct-access residential units to the street.	Confirmed – There is direct access residential units to street.
E.3.5.04	Guideline	Buildings should activate the street by providing visually interesting and active uses, such as retail and personal service uses, in ground floors that face the street. If office and residential uses are provided, they should be enhanced with landscaping and interesting building design and materials.	N/A - the proposed project does not have a commercial or retail component.
E.3.5.05	Guideline	For buildings where ground floor retail, commercial or residential uses are not desired or viable, other project-related uses, such as a community room, fitness center, daycare facility or sales center, should be located at the ground floor to activate the street.	N/A - the proposed project does not have a commercial or retail component.
E.3.5.06	Guideline	Blank walls at ground floor are discouraged and should be minimized. When unavoidable, continuous lengths of blank wall at the street should use other appropriate measures such as landscaping or artistic intervention, such as murals.	N/A - the proposed project does not have blank walls at the ground level.
E.3.5.07	Guideline	Residential units located at ground level should have their floors elevated a minimum of 2 feet to a maximum of 4 feet above the finished grade sidewalk for better transition and privacy, provided that accessibility codes are met.	Confirmed - the majority of the units have elevated front porches to better transition to private living spaces and primary living areas on the second floor. Entries and bonus/rec rooms on the first floor are partially screened by patios and landscape. The general intent of this guideline would be met by the proposal.
E.3.5.08	Guideline	Architectural projections like canopies and awnings should be integrated with the ground floor and overall building design to break up building mass, to add visual interest to the building and provide shelter and shade.	Confirmed - the proposed project has projections, massing breaks, balconies and awnings to break up mass, add visual interest and provide shade and shelter.
Building Entries			

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<u>Section</u>	<u>Standard or Guideline</u>	<u>Requirement</u>	<u>Evaluation</u>
E.3.5.09	Standard	Building entries shall be oriented to a public street or other public space. For larger residential buildings with shared entries, the main entry shall be through prominent entry lobbies or central courtyards facing the street. From the street, these entries and courtyards provide additional visual interest, orientation and a sense of invitation.	Confirmed - the proposed project's front entrances are all located on the public street.
E.3.5.10	Guideline	Entries should be prominent and visually distinctive from the rest of the façade with creative use of scale, materials, glazing, projecting or recessed forms, architectural details, color, and/or awnings.	Confirmed - the proposed project's front entrances are all located on the public street and visually distinctive from the rest of the facade.
E.3.5.11	Guideline	Multiple entries at street level are encouraged where appropriate.	Confirmed - the proposed project has front door entrances one story above grade and storage entries at street level, where possible.
E.3.5.12	Guideline	Ground floor residential units are encouraged to have their entrance from the street.	Confirmed - the proposed project has front door entrances one story above grade and storage entries at street level, where possible.
E.3.5.13	Guideline	Stoops and entry steps from the street are encouraged for individual unit entries when compliant with applicable accessibility codes. Stoops associated with landscaping create inviting, usable and visually attractive transitions from private spaces to the street.	Confirmed - the proposed project has front door entrances one story above grade and storage entries with private patios at street level, where possible.
E.3.5.14	Guideline	Building entries are allowed to be recessed from the primary building façade.	Confirmed - the proposed project will have front door entrances recessed on the second floor, where possible.
Commercial Frontage			
E.3.5.15	Standard	Commercial windows/storefronts shall be recessed from the primary building façade a minimum of 6 inches	N/A - the proposed project does not have a commercial or retail component.
E.3.5.16	Standard	Retail frontage, whether ground floor or upper floor, shall have a minimum 50% of the façade area transparent with clear vision glass, not heavily tinted or highly mirrored glass.	N/A - the proposed project does not have a commercial or retail component.
E.3.5.17	Guideline	Storefront design should be consistent with the building's overall design and contribute to establishing a well-defined ground floor for the façade along streets.	N/A - the proposed project does not have a commercial or retail component.
E.3.5.18	Guideline	The distinction between individual storefronts, entire building façades and adjacent properties should be maintained.	N/A - the proposed project does not have a commercial or retail component.
E.3.5.19	Guideline	Storefront elements such as windows, entrances and signage should provide clarity and lend interest to the façade.	N/A - the proposed project does not have a commercial or retail component.
E.3.5.20	Guideline	Individual storefronts should have clearly defined bays. These bays should be no greater than 20 feet in length. Architectural elements, such as piers, recesses and projections help articulate bays.	N/A - the proposed project does not have a commercial or retail component.

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<u>Section</u>	<u>Standard or Guideline</u>	<u>Requirement</u>	<u>Evaluation</u>
E.3.5.21	Guideline	All individual retail uses should have direct access from the public sidewalk. For larger retail tenants, entries should occur at lengths at a maximum at every 50 feet, consistent with the typical lot size in downtown.	N/A - the proposed project does not have a commercial or retail component.
E.3.5.22	Guideline	Recessed doorways for retail uses should be a minimum of two feet in depth. Recessed doorways provide cover or shade, help identify the location of store entrances, provide a clear area for out-swinging doors and offer the opportunity for interesting paving patterns, signage and displays.	N/A - the proposed project does not have a commercial or retail component.
E.3.5.23	Guideline	Storefronts should remain un-shuttered at night and provide clear views of interior spaces lit from within. If storefronts must be shuttered for security reasons, the shutters should be located on the inside of the store windows and allow for maximum visibility of the interior.	N/A - the proposed project does not have a commercial or retail component.
E.3.5.24	Guideline	Storefronts should not be completely obscured with display cases that prevent customers and pedestrians from seeing inside.	N/A - the proposed project does not have a commercial or retail component.
E.3.5.25	Guideline	Signage should not be attached to storefront windows.	N/A - the proposed project does not have a commercial or retail component.
E.3.6 Open Space			
E.3.6.01	Standard	Residential developments or Mixed Use developments with residential use shall have a minimum of 100 square feet of open space per unit created as common open space or a minimum of 80 square feet of open space per unit created as private open space, where private open space shall have a minimum dimension of 6 feet by 6 feet. In case of a mix of private and common open space, such common open space shall be provided at a ratio equal to 1.25 square feet for each one square foot of private open space that is not provided.	Confirmed - the proposed project provides each unit with a private balcony that meets the private open space square footage minimum.
E.3.6.02	Standard	Residential open space (whether in common or private areas) and accessible open space above parking podiums up to 16 feet high shall count towards the minimum open space requirement for the development.	Confirmed - the proposed project meets the 30% open space requirement (34.7 percent noted on G0-1)
E.3.6.03	Guideline	Private and/or common open spaces are encouraged in all developments as part of building modulation and articulation to enhance building façade.	Confirmed - the proposed project provides each unit with a private balcony that meets the private open space square footage minimum.
E.3.6.04	Guideline	Private development should provide accessible and usable common open space for building occupants and/or the general public.	Confirmed - the proposed project has common open space for both building occupants and general public. Please see site plan drawings.

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<u>Section</u>	<u>Standard or Guideline</u>	<u>Requirement</u>	<u>Evaluation</u>
E.3.6.05	Guideline	For residential developments, private open space should be designed as an extension of the indoor living area, providing an area that is usable and has some degree of privacy.	Confirmed - the proposed project provides each unit with a private balcony that meets the private open space square footage minimum.
E.3.6.06	Guideline	Landscaping in setback areas should define and enhance pedestrian and open space areas. It should provide visual interest to streets and sidewalks, particularly where building façades are long.	Confirmed - the proposed project provides landscaping in setbacks. Please refer to landscape drawings.
E.3.6.07	Guideline	Landscaping of private open spaces should be attractive, durable and drought-resistant.	Confirmed - the proposed project will provide landscape in the private open spaces that are attractive, durable and drought resistant on the ground floor. The balance of the private open space are hardscape to maximize utility for the occupant.
E.3.7 Parking, Service and Utilities			
General Parking and Service Access			
E.3.7.01	Guideline	The location, number and width of parking and service entrances should be limited to minimize breaks in building design, sidewalk curb cuts and potential conflicts with streetscape elements.	Confirmed - there are no new curb cuts or modifications to the existing entry points.
E.3.7.02	Guideline	In order to minimize curb cuts, shared entrances for both retail and residential use are encouraged. In shared entrance conditions, secure access for residential parking should be provided.	Confirmed - there are no new curb cuts or modifications to the existing entry points.
E.3.7.03	Guideline	When feasible, service access and loading docks should be located on secondary streets or alleys and to the rear of the building.	Confirmed - there are no new curb cuts or modifications to the existing entry points and the service access is located on a secondary alley.
E.3.7.04	Guideline	The size and pattern of loading dock entrances and doors should be integrated with the overall building design.	N/A - the proposed project does not have a loading dock.
E.3.7.05	Guideline	Loading docks should be screened from public ways and adjacent properties to the greatest extent possible. In particular, buildings that directly adjoin residential properties should limit the potential for loading-related impacts, such as noise. Where possible, loading docks should be internal to the building envelope and equipped with closable doors. For all locations, loading areas should be kept clean.	N/A - the proposed project does not have a loading dock.
E.3.7.06	Guideline	Surface parking should be visually attractive, address security and safety concerns, retain existing mature trees and incorporate canopy trees for shade. See Section D.5 for more complete guidelines regarding landscaping in parking areas.	Confirmed - the proposed project has visually attractive surface parking, as well as two car parking in private garages. Please see Civil drawings.
Utilities			
E.3.7.07	Guideline	All utilities in conjunction with new residential and commercial development should be placed underground.	Confirmed - the proposed project will locate utilities underground.

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E.3.7.08	Guideline	Above ground meters, boxes and other utility equipment should be screened from public view through use of landscaping or by integrating into the overall building design.	Confirmed - such meters and boxes are screened.
Parking Garages			
E.3.7.09	Standard	To promote the use of bicycles, secure bicycle parking shall be provided at the street level of public parking garages. Bicycle parking is also discussed in more detail in Section F.5 "Bicycle Storage Standards and Guidelines."	Confirmed - bicycle parking is provided.
E.3.7.10	Guideline	Parking garages on downtown parking plazas should avoid monolithic massing by employing change in façade rhythm, materials and/or color.	N/A - the proposed project does not have a standalone parking garage.
E.3.7.11	Guideline	To minimize or eliminate their visibility and impact from the street and other significant public spaces, parking garages should be underground, wrapped by other uses (i.e. parking podium within a development) and/or screened from view through architectural and/or landscape treatment.	N/A - the proposed project does not have a standalone parking garage.
E.3.7.12	Guideline	Whether free-standing or incorporated into overall building design, garage façades should be designed with a modulated system of vertical openings and pilasters, with design attention to an overall building façade that fits comfortably and compatibly into the pattern, articulation, scale and massing of surrounding building character.	N/A - the proposed project does not have a standalone parking garage.
E.3.7.13	Guideline	Shared parking is encouraged where feasible to minimize space needs, and it is effectively codified through the plan's off-street parking standards and allowance for shared parking studies.	Confirmed - the office parking is shared and conforms to the city's parking standards. Each residential unit has a private two-car garage.
E.3.7.14	Guideline	A parking garage roof should be approached as a usable surface and an opportunity for sustainable strategies, such as installment of a green roof, solar panels or other measures that minimize the heat island effect.	N/A - the proposed project does not have a standalone parking garage.
E.3.8 Sustainable Practices			
Overall Standards			
E.3.8.01	Standard	Unless the Specific Plan area is explicitly exempted, all citywide sustainability codes or requirements shall apply.	Confirmed - the proposed project meets or exceeds all sustainability requirements.
Overall Guidelines			
E.3.8.02	Guideline	Because green building standards are constantly evolving, the requirements in this section should be reviewed and updated on a regular basis of at least every two years.	Confirmed - the proposed project meets or exceeds all sustainability requirements.
Leadership in Energy and Environmental Design (LEED) Standards			

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<u>Section</u>	<u>Standard or Guideline</u>	<u>Requirement</u>	<u>Evaluation</u>
E.3.8.03	Standard	<p>Development shall achieve LEED certification, at Silver level or higher, or a LEED Silver equivalent standard for the project types listed below. For LEED certification, the applicable standards include LEED New Construction; LEED Core and Shell; LEED New Homes; LEED Schools; and LEED Commercial Interiors. Attainment shall be achieved through LEED certification or through a City-approved outside auditor for those projects pursuing a LEED equivalent standard. The requirements, process and applicable fees for an outside auditor program shall be established by the City and shall be reviewed and updated on a regular basis.</p> <p>LEED certification or equivalent standard, at a Silver level or higher, shall be required for:</p> <ul style="list-style-type: none"> · Newly constructed residential buildings of Group R (single-family, duplex and multi-family); · Newly constructed commercial buildings of Group B (occupancies including among others office, professional and service type transactions) and Group M (occupancies including among others display or sale of merchandise such as department stores, retail stores, wholesale stores, markets and sales rooms) that are 5,000 gross square feet or more; · New first-time build-outs of commercial interiors that are 20,000 gross square feet or more in buildings of Group B and M occupancies; and · Major alterations that are 20,000 gross square feet or more in existing buildings of Group B, M and R occupancies, where interior finishes are removed and significant upgrades to structural and mechanical, electrical and/or plumbing systems are proposed. <p>All residential and/or mixed use developments of sufficient size to require LEED certification or equivalent standard under the Specific Plan shall install one dedicated electric vehicle/plug-in hybrid electric vehicle recharging station for every 20 residential parking spaces provided. Per the Climate Action Plan the complying applicant could receive incentives, such as streamlined permit processing, fee discounts, or design templates.</p>	<p>Confirmed - the proposed project meets or exceeds all sustainability requirements.</p>

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Section	Standard or Guideline	Requirement	Evaluation
Leadership in Energy and Environmental Design (LEED) Guidelines			
E.3.8.04	Guideline	<p>The development of larger projects allows for more comprehensive sustainability planning and design, such as efficiency in water use, stormwater management, renewable energy sources and carbon reduction features. A larger development project is defined as one with two or more buildings on a lot one acre or larger in size. Such development projects should have sustainability requirements and GHG reduction targets that address neighborhood planning, in addition to the sustainability requirements for individual buildings (See Standard E.3.8.03 above). These should include being certified or equivalently verified at a LEED-ND (neighborhood development), Silver level or higher, and mandating a phased reduction of GHG emissions over a period of time as prescribed in the 2030 Challenge.</p> <p>The sustainable guidelines listed below are also relevant to the project area. They relate to but do not replace LEED certification or equivalent standard rating requirements.</p>	Confirmed - the proposed project meets or exceeds all sustainability requirements. Please see LEED documentation.
Building Design Guidelines			
E.3.8.05	Guideline	Buildings should incorporate narrow floor plates to allow natural light deeper into the interior.	Confirmed - the proposed project allows natural light deeper into the interior with its narrow floor plates.
E.3.8.06	Guideline	Buildings should reduce use of daytime artificial lighting through design elements, such as bigger wall openings, light shelves, clerestory lighting, skylights, and translucent wall materials.	Confirmed - the proposed project allows natural light deeper into the interior with its narrow floor plates, clerestory windows, and wall openings.
E.3.8.07	Guideline	Buildings should allow for flexibility to regulate the amount of direct sunlight into the interiors. Louvered wall openings or shading devices like <i>bris soleils</i> help control solar gain and check overheating. <i>Bris soleils</i> , which are permanent sun-shading elements, extend from the sun-facing façade of a building, in the form of horizontal or vertical projections depending on sun orientation, to cut out the sun's direct rays, help protect windows from excessive solar light and heat and reduce glare within.	Confirmed - the proposed project allows natural light deeper into the interior with its narrow floor plates.
E.3.8.08	Guideline	Where appropriate, buildings should incorporate arcades, trellis and appropriate tree planting to screen and mitigate south and west sun exposure during summer. This guideline would not apply to downtown, the station area and the west side of El Camino Real where buildings have a narrower setback and street trees provide shade.	Confirmed - the proposed project provides dappled natural light through the row of trees on the south facade.

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E.3.8.09	Guideline	Operable windows are encouraged in new buildings for natural ventilation.	Confirmed - the proposed project has operable windows.
E.3.8.10	Guideline	To maximize use of solar energy, buildings should consider integrating photovoltaic panels on roofs.	Confirmed - the proposed project will evaluate a PV array on the roof.
E.3.8.11	Guideline	Inclusion of recycling centers in kitchen facilities of commercial and residential buildings shall be encouraged. The minimum size of recycling centers in commercial buildings should be 20 cubic feet (48 inches wide x 30 inches deep x 24 inches high) to provide for garbage and recyclable materials.	Confirmed - the proposed project meets or exceeds all recyclable collection requirements.
Stormwater and Wastewater Management Guidelines			
E.3.8.12	Guideline	Buildings should incorporate intensive or extensive green roofs in their design. Green roofs harvest rain water that can be recycled for plant irrigation or for some domestic uses. Green roofs are also effective in cutting-back on the cooling load of the air-conditioning system of the building and reducing the heat island effect from the roof surface.	Not Confirmed – the applicant has clarified that waterproofing costs make a green roof cost-prohibitive.
E.3.8.13	Guideline	Projects should use porous material on driveways and parking lots to minimize stormwater run-off from paved surfaces.	Confirmed - the proposed project minimizes storm water run-off with permeable pavers and planting beds. Please see landscape drawings.
Landscaping Guidelines			
E.3.8.14	Guideline	Planting plans should support passive heating and cooling of buildings and outdoor spaces.	Confirmed - the proposed project supports passive cooling with the use of trees planted along the front and rear elevations.
E.3.8.15	Guideline	Regional native and drought resistant plant species are encouraged as planting material.	Confirmed - please see landscape drawings.
E.3.8.16	Guideline	Provision of efficient irrigation system is recommended, consistent with the City's Municipal Code Chapter 12.44 "Water-Efficient Landscaping".	Confirmed - please see landscape drawings.
Lighting Standards			
E.3.8.17	Standard	Exterior lighting fixtures shall use fixtures with low cut-off angles, appropriately positioned, to minimize glare into dwelling units and light pollution into the night sky.	Confirmed - please see exterior elevation drawings and specifications.
E.3.8.18	Standard	Lighting in parking garages shall be screened and controlled so as not to disturb surrounding properties, but shall ensure adequate public security.	N/A - the proposed project does not have a standalone parking garage.
Lighting Guidelines			
E.3.8.19	Guideline	Energy-efficient and color-balanced outdoor lighting, at the lowest lighting levels possible, are encouraged to provide for safe pedestrian and auto circulation.	Confirmed - noted.
E.3.8.20	Guideline	Improvements should use ENERGY STAR-qualified fixtures to reduce a building's energy consumption.	Confirmed - noted.

Menlo Park El Camino Real/Downtown Specific Plan
Standards and Guidelines: 1550 ECR Compliance Worksheet (ECR NE)

Section	Standard or Guideline	Requirement	Evaluation
E.3.8.21	Guideline	Installation of high-efficiency lighting systems with advanced lighting control, including motion sensors tied to dimmable lighting controls or lighting controlled by timers set to turn off at the earliest practicable hour, are recommended.	Confirmed - noted.
Green Building Material Guidelines			
E.3.8.22	Guideline	The reuse and recycle of construction and demolition materials is recommended. The use of demolition materials as a base course for a parking lot keeps materials out of landfills and reduces costs.	Confirmed - noted.
E.3.8.23	Guideline	The use of products with identifiable recycled content, including post-industrial content with a preference for post-consumer content, are encouraged.	Confirmed - noted.
E.3.8.24	Guideline	Building materials, components, and systems found locally or regionally should be used, thereby saving energy and resources in transportation.	Confirmed - noted.
E.3.8.25	Guideline	A design with adequate space to facilitate recycling collection and to incorporate a solid waste management program, preventing waste generation, is recommended.	Confirmed - noted.
E.3.8.26	Guideline	The use of material from renewable sources is encouraged.	Confirmed - noted.



McClenahan Consulting, LLC

Arboriculturists Since 1911

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September 29, 2021 Revised

Beltramo Enterprises

c/o: Mr. Daniel A. Beltramo

3570 Alameda de las Pulgas

Menlo Park, CA 94025

**Re: 1550 El Camino Real
Menlo Park, CA 94025**

Assignment

As requested, I performed a visual inspection of 43 trees to determine species, size and condition and appraised value. Tree Protection Zones and Tree Preservation Guidelines are also included.

Summary

Grading and Utility plan sheets C2.0 and C3.0 dated September 27, 2021 were reviewed to provide this report. Proposed site improvements include construction of eight apartment units. To accommodate the appropriate number of parking spots for the parcel, eight heritage trees (8-14 and 20) and 20 non heritage trees (3, 6, 16-19, 30-43) are proposed for removal. Six city trees will be removed (22-24, 26-28). Two city street trees will remain and five heritage trees on the attached plan will remain. Tree 21, a privet street tree from prior arborist report submitted by *Advanced Tree Care*, appears to have been removed in conjunction with neighboring construction. For trees to remain, the city defines the Tree Protection Zone as 10 times the trunk diameter. Trees to be preserved should be fenced as close to the TPZ as feasible. Any grading or excavation within a Tree Protection Zone must be accomplished by hand or air digging. A qualified arborist must monitor excavation, supervise any cutting of roots greater than one inch and provide mitigation. ***Any tree protected by the City's Municipal Code will require replacement according to its appraised value if it to be preserved and it is damaged beyond repair as a result of construction.***

Methodology

No root crown exploration, climbing or plant tissue analysis was performed as part of this survey. For purposes of identification, trees have been numbered on the preliminary site plan shown in Figure 1. In determining the monetary value, **the trunk formula technique** of appraisal has been adopted.

The trunk formula technique determines the basic value and then adjusting that value depending on the trees condition, functional and external limitations. Percentages for condition, functional and external limitations and basic reproduction cost are then multiplied to create the Depreciated Reproduction Cost. For purposes of this inventory this will be the appraised value. The value per square inch or feet of trunk height is in accordance with the Western Chapter ISA Species Classification and Group Assignment "A Regional Supplement to the CTLA Guide for Plant Appraisal, 9th Edition" 2004 and current available nursery stock.

Please be advised that the Council of Tree and Landscape Appraisers representing The American Association of Nurserymen, American Society of Consulting Arborists, Landscape Contractors of America, International Society of Arboriculture and Tree Care Industry Association who have approved and adopted this method of plant valuation authored this method of plant appraisal. The Guide for Plant Appraisal 10th Edition was used to determine value. Some factors from the 9th Edition are included.

In determining **condition** rating, factors considered include:

- Health
- Structure
- Form

In determining functional limitations rating, factors considered such as:

- Site conditions
- Placement
- Genetic limitations

In determining external limitations rating, factors considered such as:

- Outside control of property owner that affect plant condition
- Limit plant development
- Reduce utility of plant

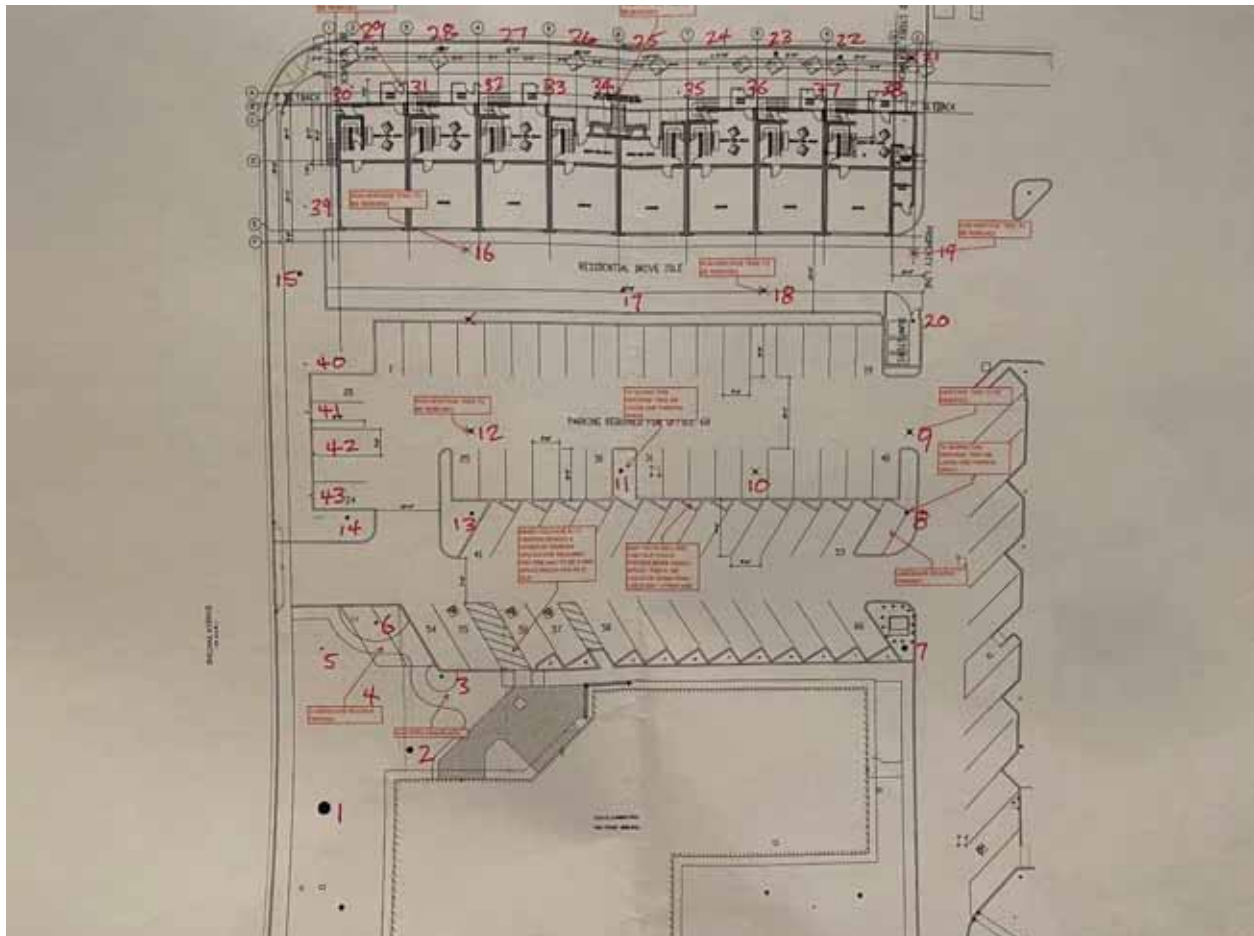


Figure 1: Preliminary site plan

Tree Description/Observation

#	Name	DBH	Heritage	Disposition	Cond	Appraised Value	Location	Preservati on Suitability	Removal reason	TPZ
1	Monterey pine	44.9	Yes	Preserve	0.35	\$9,700	Encinal setback	No	N/A	38'
2	Coast live oak	27.6	Yes	Preserve	0.5	\$4,100	Front of 1550	No	N/A	23'
3	Southern magnolia	12.2	No	Remove	0.5	\$1,300	Front of 1550	No	Parking improvements	N/A
4	Sweetgum	13.3	No	Preserve	0.5	\$3,200	Encinal setback	No	N/A	12'
5	Sweetgum	16.8	Yes	Preserve	0.5	\$4,300	Encinal setback	No	N/A	14'
6	Southern magnolia	11.2	No	Remove	0.5	\$1,100	Front of 1550	No	Parking improvements	N/A
7	Aristocrat pear	24.8	Yes	Preserve	0.3	\$4,500	Front of 1550	No	Parking improvements	21'
8	Aristocrat pear	18	Yes	Remove	0.3	\$1,200	Parking lot	No	Parking improvements	N/A
9	Aristocrat pear	17.2	Yes	Remove	0.3	\$1,100	Parking lot	No	Parking improvements	N/A
10	Aristocrat pear	15.8	Yes	Remove	0.3	\$900	Parking lot	No	Parking improvements	N/A
11	Aristocrat pear	19.2	Yes	Remove	0.25	\$1,100	Parking lot	No	Parking improvements	N/A
12	Aristocrat pear	15.7	Yes	Remove	0.1	\$300	Parking lot	No	Parking improvements	N/A
13	Aristocrat pear	17.3	Yes	Remove	0.3	\$1,100	Parking lot	No	Parking improvements	N/A
14	Sweetgum	15.4	Yes	Remove	0.4	\$1,100	Parking lot	No	N/A	N/A
15	Red oak	16.4	Yes	Preserve	0.6	\$3,900	Encinal setback	No	N/A	14'
16	Aristocrat pear	7.5	No	Remove	0.35	\$200	Parking lot	No	Development	N/A
17	Aristocrat pear	13.4	No	Remove	0.35	\$800	Parking lot	No	Development	N/A
18	Aristocrat pear	14.6	No	Remove	0.35	\$900	Parking lot	No	Development	N/A
19	Aristocrat pear	13.5	No	Remove	0.35	\$800	Parking lot	No	Development	N/A
20	Aristocrat pear	15.1	Yes	Remove	0.35	\$1,000	Parking lot	No	Development	N/A
22	Privet	16.4	Yes	Remove	0.25	\$500	Street tree	No	City required	N/A
23	Privet	16	Yes	Remove	0.3	\$800	Street tree	No	City required	N/A
24	Privet	8.4	No	Remove	0.25	\$200	Street tree	No	City required	N/A
25	Arbutus marina	1.8	No	Preserve	0.7	\$0	Street tree	Yes	N/A	2'
26	Privet	15	Yes	Remove	0.3	\$700	Street tree	No	City required	N/A
27	Privet	5.2	No	Remove	0.3	\$100	Street tree	No	City required	N/A
28	Privet	12.4	Yes	Remove	0.25	\$400	Street tree	No	City required	N/A
29	Arbutus marina	1.7	No	Preserve	0.7	\$0	Street tree	Yes	N/A	2'
30	Maidenhair tree	7.6	No	Remove	0.7	\$1,200	Parking lot	Yes	Building footprint	N/A
31	Maidenhair tree	5.5	No	Remove	0.7	\$600	Parking lot	Yes	Townhouse frontage	N/A
32	Maidenhair tree	4.4	No	Remove	0.7	\$400	Parking lot	Yes	Townhouse frontage	N/A
33	Maidenhair tree	3.6	No	Remove	0.7	\$300	Parking lot	Yes	Townhouse frontage	N/A
34	Maidenhair tree	4.8	No	Remove	0.7	\$500	Parking lot	Yes	Townhouse frontage	N/A
35	Maidenhair tree	6.5	No	Remove	0.7	\$900	Parking lot	Yes	Townhouse frontage	N/A
36	Maidenhair tree	3	No	Remove	0.7	\$200	Parking lot	Yes	Townhouse frontage	N/A
37	Maidenhair tree	3.5	No	Remove	0.7	\$300	Parking lot	Yes	Townhouse frontage	N/A
38	Maidenhair tree	3	No	Remove	0.7	\$200	Parking lot	Yes	Townhouse frontage	N/A
39	Crape myrtle	3.7	No	Remove	0.7	\$300	Parking lot	Yes	Townhouse frontage	N/A
40	Crape myrtle	3	No	Preserve	0.7	\$200	Parking lot	Yes	N/A	N/A
41	Crape myrtle	5.8	No	Preserve	0.7	\$800	Parking lot	Yes	N/A	N/A
42	Crape myrtle	5	No	Remove	0.7	\$600	Parking lot	Yes	Parking improvements	N/A
43	Crape myrtle	2.9	No	Preserve	0.7	\$200	Parking lot	Yes	N/A	N/A

Discussion

The project will require removal of all, but eleven trees listed in this report. Current plan shows no change to the sidewalk so minimal impacts are anticipated to trees 1, 3, 4 and 5. Tree 7 may require a new curb and gutter, based on current growing conditions this tree is not suitable for preservation but will remain. Should any excavation be needed for a new curb, hand digging, and arborist monitoring is required. New impacts to tree 15 will occur to less than 20 percent of the root environment. Any excavation or grading within 14-feet of this tree requires hand or air digging and arborist supervision. No root cutting within 14-feet is permitted without project arborist approval. Trees 25 and 29 are street trees and should not be impacted by the project. Trees 40, 41 and 43 are young establishing trees that should not be significantly impacted by the project.

Trees 3, 6, 8-14, and 16-20 are proposed for removal due to parking lot modifications and conflict with new parking layout and access. No other options to preserve these trees are available and still move forward with the project. Trees 22-24 and 26-28 are street trees required for removal by City of Menlo Park and to be replaced with Arbutus 'marina' at a 1:1 ratio. Trees 30-39 and 42 conflict with the front of the building and side of building, joint trench and drainage.

TREE PRESERVATION GUIDELINES

Tree Preservation and Protection Plan

In providing recommendations for tree preservation, we recognize that injury to trees as a result of construction include mechanical injuries to trunks, roots and branches, and injury as a result of changes that occur in the growing environment.

To minimize these injuries, we recommend grading operations encroach no closer than six times the trunk diameter, (i.e. 30" diameter tree x 6=180" distance). At this distance, buttress/anchoring roots would be preserved and minimal injury to the functional root area would be anticipated. Should encroachment within the area become necessary, hand digging is **mandatory**.

Barricades

Prior to initiation of construction activity, temporary barricades should be installed around all trees in the construction area. Six-foot high, chain link fences are to be mounted on steel posts, driven 2 feet into the ground, at no more than 10-foot spacing. The fences shall enclose the entire area under the drip line of the trees or as close to the drip line area as practical. These barricades will be placed around individual trees and/or groups of trees as the existing environment dictates.

The temporary barricades will serve to protect trunks, roots and branches from mechanical injuries, will inhibit stockpiling of construction materials or debris within the sensitive 'drip line' areas and will prevent soil compaction from increased vehicular/pedestrian traffic. No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground around the tree canopy shall not be altered. Designated areas beyond the drip lines of any trees should be provided for construction materials and onsite parking.

Root Pruning (if necessary)

During and upon completion of any trenching/grading operation within a Tree Protection Zone, clean pruning cuts of exposed, damaged or severed roots greater than one inch diameter should be accomplished under the supervision of a qualified Arborist to minimize root deterioration beyond the soil line ***within twenty-four (24) hours.***

Irrigation

A supplemental irrigation program is recommended for the trees and should be accomplished at regular three to four-week intervals during the period of May 1st through October 31st. Irrigation is to be applied at or about the 'drip line' in an amount sufficient to supply approximately ten (10) gallons of water for each inch in trunk diameter. **Continue irrigation schedule after construction as part of landscape plan.**

Irrigation can be provided by means of a soil needle, 'soaker' or permeable hose. When using 'soaker' or permeable hoses, water is to be run at low pressure, avoiding runoff/puddling, allowing the needed moisture to penetrate the soil to feeder root depths.

Fertilization

A program of fertilization by means of deep root soil injection is recommended with applications in spring and summer for those trees to be impacted by construction. Fertilizer should include organic blends and components such as mycorrhizae and bio stimulants.

Such fertilization will serve to stimulate feeder root development, offset shock/stress as related to construction and/or environmental factors, encourage vigor, alleviate soil compaction and compensate for any encroachment of natural feeding root areas. Inception of this fertilizing program is recommended prior to the initiation of construction activity. **Evaluate soil nutrition needs annually to determine the need for further treatments.**

Mulch

Mulching with wood chips (maximum depth 3") within tree environments (outer foliar perimeter) will lessen moisture evaporation from soil, protect and encourage adventitious roots and minimize possible soil compaction.

Inspection

Periodic inspections by the **Site Arborist** are recommended during construction activities, particularly as trees are impacted by trenching/grading operations.

Inspections at approximate four (4) week intervals would be sufficient to assess and monitor the effectiveness of the Tree Preservation Plan and to provide recommendations for any additional care or treatment.

Beltramo Enterprises
1550 El Camino Real
Menlo Park, CA

Pruning

Pruning of the foliar canopies to include removal of deadwood is recommended and should be initiated prior to construction operations. Such pruning will provide any necessary construction clearance, will lessen the likelihood or potential for limb breakage, and provide an environment suitable for healthy and vigorous growth. **A regular maintenance program of pruning should continue after construction every two to five years as has been done on property for the last 30 years.**

All written material appearing herein constitutes original and unpublished work of the Arborist and may not be duplicated, used or disclosed without written consent of the Arborist.

Should you have any questions or if we may be of further assistance in these concerns, kindly contact our office at any time.

McCLENAHAN CONSULTING, LLC



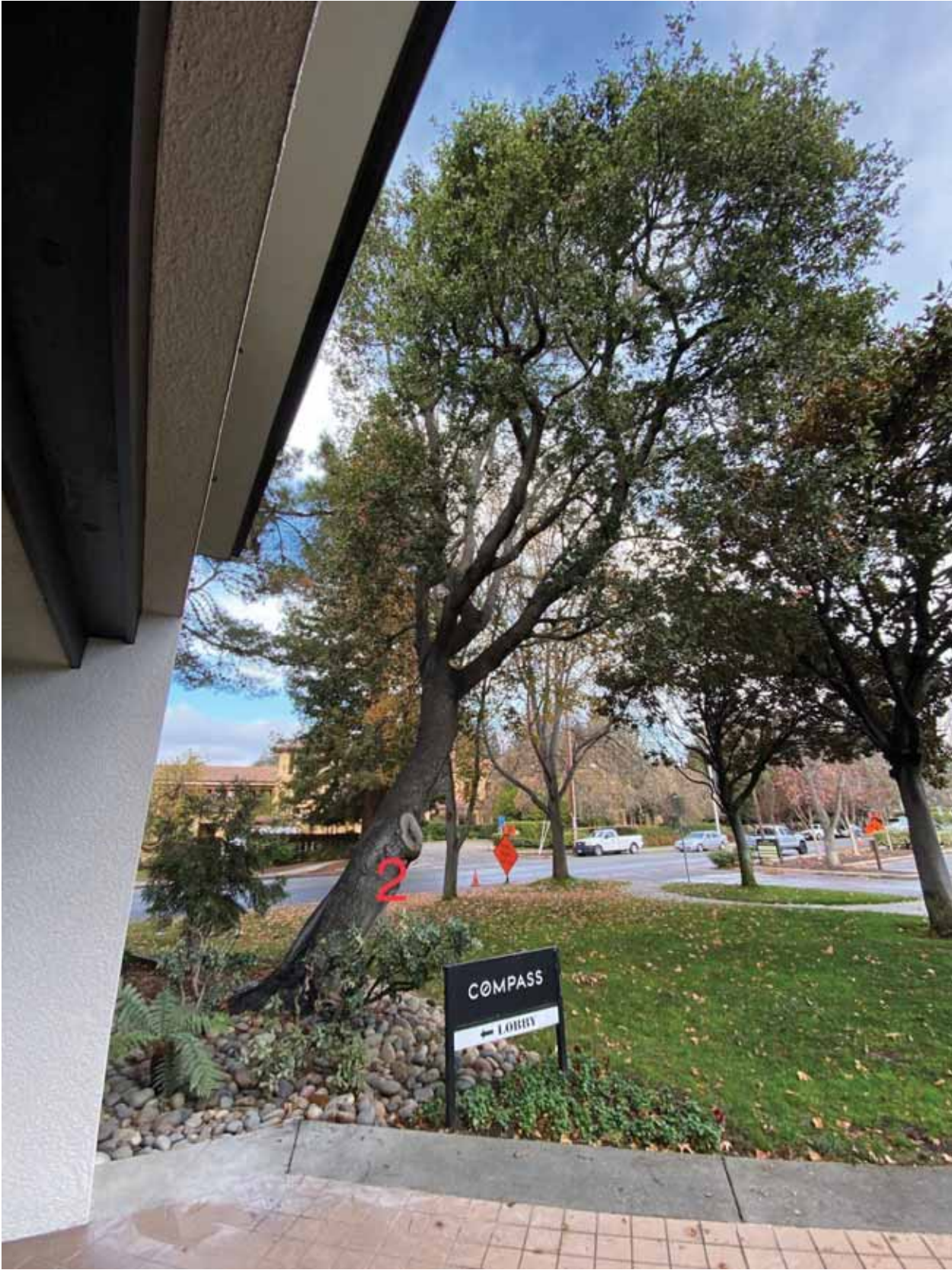
By: **John H. McClenahan**
ISA Board Certified Master Arborist, WE-1476B
member, American Society of Consulting Arborists

JHMc: cm

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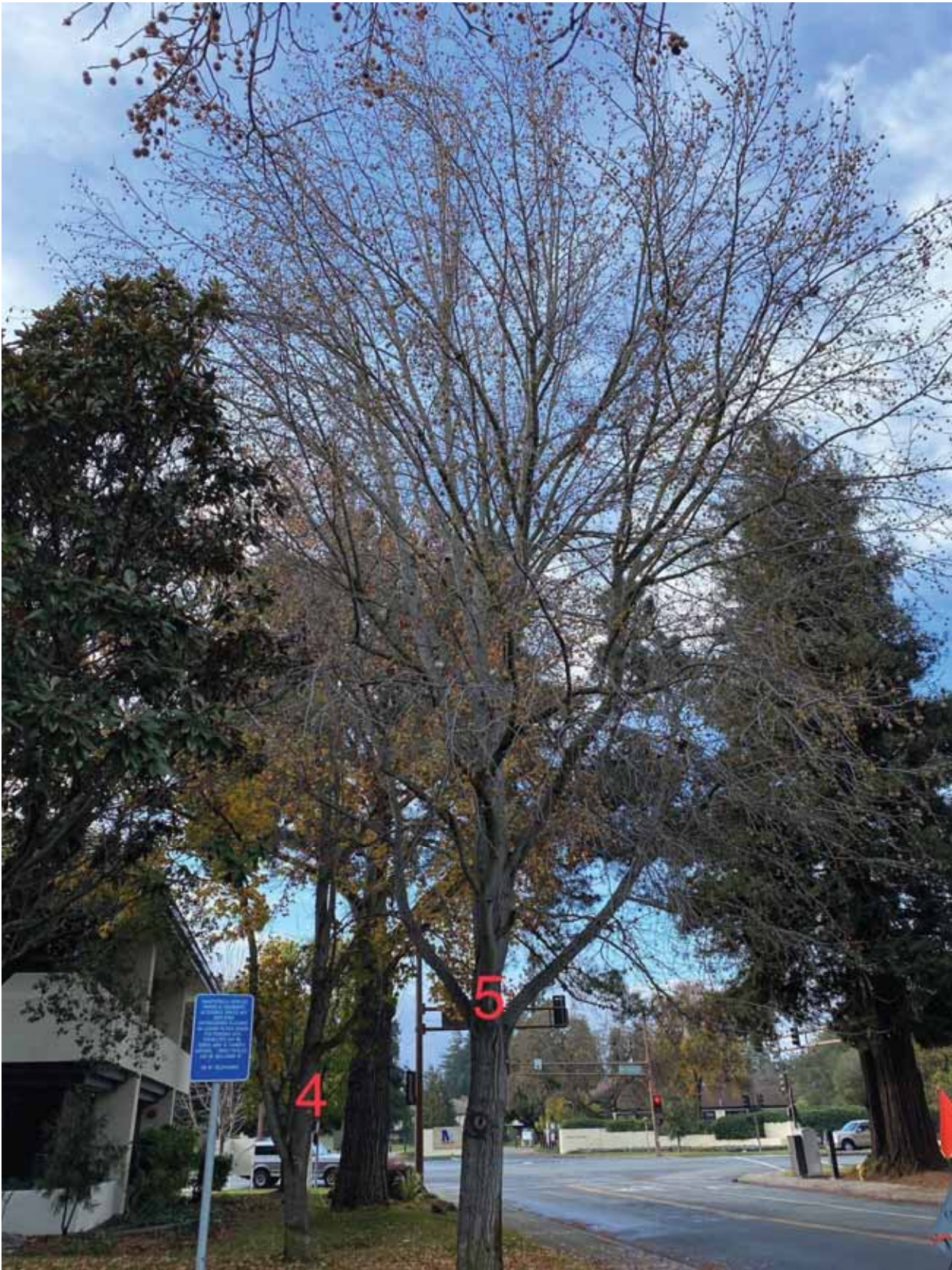
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ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.



Arborist: John H. McClenahan
Date: September 29, 2021 Revised

This document is recorded for the benefit of the City of Menlo Park and is entitled to be recorded free of charge in accordance with Sections 6103 and 27383 of the Government Code.

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

City of Menlo Park
Attn: City Clerk
701 Laurel Street
Menlo Park, CA 94025

**BELOW MARKET RATE RENTAL HOUSING AGREEMENT
AND DECLARATION OF RESTRICTIVE COVENANTS**

(1550 EL CAMINO REAL Project)

THIS BELOW MARKET RATE HOUSING AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS (“Agreement”) is entered into as of _____, 202__ (“**Effective Date**”), by and between the City of Menlo Park, a California municipal corporation (“**City**”), and Beltramo Enterprises, Inc., a California corporation (“**Owner**”). City and Owner may be referred to individually as a “**Party**” or collectively as the “**Parties**” in this Agreement.

RECITALS

A. Owner is the owner of that certain real property located at 1550 El Camino Real, (APN 061-422-400), in the City of Menlo Park, California (“**Property**”), as more particularly described in Exhibit A attached hereto.

B. Owner applied to demolish portions of an existing parking lot and to construct a new three-story residential townhouse building, with eight (8)-units, along the San Antonio Street-facing property line of the Property. (“**Project**”).

C. Menlo Park Municipal Code Chapter 16.96, the Below Market Rate Housing Program (“**BMR Ordinance**”), and the Below Market Rate Housing Program Guidelines (“**Guidelines**”) require the Owner to provide one (1) unit as affordable to below market rate (“**BMR**”) households. To satisfy the requirements of the BMR Ordinance and Guidelines, Owner will provide one (1) onsite BMR unit (“**BMR Unit**”) affordable to low income households (“**BMR Proposal**”).

D. On September 1, 2021, after a duly noticed public hearing, the Housing Commission recommended approval of the BMR Proposal with one (1) low income unit (“Low Income Unit”). The BMR Unit will be a two-bedroom unit affordable to low income households, located as depicted on Exhibit B attached hereto.

E. On _____, 2022, after a duly noticed public hearing (1) the Planning Commission, upon the recommendation of the Housing Commission, adopted findings approving the BMR Proposal, and (2) the Planning Commission granted architectural control approvals and use permits for the Project (collectively, the “**Project Approvals**”). The Project Approvals require the Owner to provide the BMR Unit in accordance the BMR Proposal. In accordance with the BMR Ordinance and Guidelines, Owner is required to execute and record an approved BMR Housing Agreement as a condition precedent to the issuance of a building permit for the Project. This Agreement is intended to satisfy that requirement.

NOW, THEREFORE, the Parties hereto agree as follows. The recitals are incorporated into this Agreement by this reference.

1. CONSTRUCTION OF THE IMPROVEMENTS.

1.1 Construction of the Project. Owner agrees to construct the Project in accordance with the Menlo Park Municipal Code and all other applicable state and local building codes, development standards, ordinances and zoning ordinances.

1.2 City and Other Governmental Permits. Before commencement of the Project, Owner shall secure or cause its contractor to secure any and all permits which may be required by the City or any other governmental agency affected by such construction, including without limitation building permits. Owner shall pay all necessary fees and timely submit to the City final drawings with final corrections to obtain such permits; City staff will, without incurring liability or expense therefore, process applications in the ordinary course of business for the issuance of building permits and certificates of occupancy for construction that meets the requirements of the Menlo Park Municipal Code, and all other applicable laws and regulations.

1.3 Compliance with Laws. Owner shall carry out the design, construction and operation of the Project in conformity with all applicable laws, including all applicable state labor standards, City zoning and development standards, building, plumbing, mechanical and electrical codes, and all other provisions of the Menlo Park Municipal Code, and all applicable disabled and handicapped access requirements, including without limitation the Americans With Disabilities Act, 42 U.S.C. Section 12101, *et seq.*, Government Code Section 4450, *et seq.*, Government Code Section 11135, *et seq.*, and the Unruh Civil Rights Act, Civil Code Section 51, *et seq.*

2. OPERATION OF HOUSING

2.1 BMR Unit. As described in Recitals C and D. above, Owner agrees to make available, restrict occupancy to, and lease 1 BMR Unit, to Qualifying Low Income Households, as hereinafter defined, at an affordable rent, pursuant to the terms set forth below. The BMR Unit shall be of a quality comparable to all of the other rental units in the Project. The BMR Unit shall be initially located in accordance with Exhibit C. Thereafter, the location of the BMR Unit may float to account for the Next Available Unit Requirement set forth below and as otherwise necessary for the professional maintenance and operation of the Project provided that the BMR Unit is equitably located within the Project and the City's Deputy Director of Community Development ("Deputy **Director**") shall be notified of any change or relocation of BMR Unit by Owner.

For purposes of this Agreement, “**Qualifying Households**” shall mean those households with incomes as follows:

- a. Low Income Units means units restricted to households with incomes of not more than eighty percent (80%) of AMI. "AMI" means the area median income for San Mateo County, California, adjusted for Actual Household Size, as published from time to time by the State of California Department of Housing and Community Development in Section 6932 of Title 25 of the California Code of Regulations or successor provision. Qualifying Households shall continue to qualify unless at the time of recertification, for two consecutive years, the household's income exceeds the Low Income eligibility requirements, then the tenant shall no longer be qualified. Upon Owner's determination that any such household is no longer qualified, the unit shall no longer be deemed a Low Income Unit, and Owner shall make the next available Low Income Unit, which is comparable in terms of size, features and number of bedrooms, a Low Income Unit, or take other actions as may be necessary to ensure that the total required number of Low Income Units are rented to Qualifying Households. Owner shall notify the City annually if Owner substitutes a different unit for one of the designated Low Income Units pursuant to this paragraph.

On or before July 1 of each year, commencing with the calendar year that the first residential unit in the Project is rented to a tenant, and annually thereafter, Owner shall obtain from each household occupying a BMR Unit and submit to the City a completed income computation and certification form, which shall certify that the income of each Qualifying Household is truthfully set forth in the income certification form, in the form proposed by the Owner and approved by the Deputy Director. The report shall, at a minimum, include the following information for each BMR Unit: unit number, number of bedrooms, current rent and other charges, dates of any vacancies during the reporting period, number of people residing in the unit, total household Gross Income, and lease commencement and termination dates. The Report shall also provide a statement of the owner's management policies, communications with the tenants and maintenance of the BMR unit, including a statement of planned repairs to be made and the dates for the repairs. Owner shall certify that each household leasing a BMR Unit meets the income and eligibility restrictions for the BMR Unit.

The Property shall be subject to the requirements of this Article 2 from the date first set forth above until the 55th anniversary of such date. The duration of this requirement shall be known as the "**Affordability Period.**"

Owner shall not convert the BMR Unit in the Development to condominium or cooperative ownership or sell condominium or cooperative rights to the BMR Unit in the Development during the Term of this Agreement.

2.2 Affordable Rent. The maximum Monthly Rent, defined below, chargeable for the BMR Unit and paid shall be as follows:

- a. Low Income Household: shall be households with incomes not more than eighty percent (80%) of AMI. The Monthly Rent for a Low Income Unit rented to a Low Income Household and paid by the household shall be based on an assumed average occupancy per unit of one person per studio unit, 1.5 persons for a one-bedroom unit, 3 persons for a two-bedroom unit and 4.5 persons for a three-bedroom unit, unless otherwise approved by the Deputy Director for an unusually large unit with a maximum of two persons per bedroom, plus one.

For purposes of this Agreement, "**Monthly Rent**" means the total of monthly payments actually made by the household for (a) use and occupancy of each BMR Unit and land and facilities

associated therewith, (b) any separately charged fees or service charges assessed by Owner which are required of all tenants, other than security deposits, (c) a reasonable allowance for an adequate level of service of utilities not included in (a) or (b) above, and which are not paid directly by Owner, including garbage collection, sewer, water, electricity, gas and other heating, cooking and refrigeration fuels, but not including telephone service, which reasonable allowance for utilities is set forth in the County of San Mateo's Utility Allowance Schedule for detached homes, apartments, condominiums and duplexes, and (d) possessory interest, taxes or other fees or charges assessed for use of the land and facilities associated therewith by a public or private entity other than Owner. Pursuant to the Guidelines, in no case shall the Monthly Rent for a BMR Unit exceed 75 percent of comparable market rate rents.

2.3 Intentionally Deleted.

2.4 Lease Requirements. Within forty-five (45) days of the date of this Agreement, Owner shall submit a standard lease form, along with the BMR Unit tenant selection criteria, to the City for approval by the Deputy Director or his/her designee. The City shall reasonably approve such lease form upon finding that such lease form is consistent with this Agreement and contains all of the provisions required pursuant to the Guidelines. Owner shall enter into a written lease, in the form approved by the City, with each new tenant of a BMR Unit prior to a tenant or tenant household's occupancy of a BMR Unit. Each lease shall be for an initial term of not less than one year which may be renewed pursuant to applicable local and State laws, and shall not contain any of the provisions which are prohibited pursuant to the Guidelines, local, state and Federal laws.

2.5 Selection of Tenants. Each BMR Unit shall be leased to tenant(s) selected by Owner who meet all of the requirements provided herein, and, to the extent permitted by law, with priority given to those eligible households who either live or work in the City of Menlo Park, or meet at least one of the other preferences identified in the Guidelines. The City's BMR Administrator, on behalf of the City will provide to Owner the names of persons who have expressed interest in renting BMR units for the purposes of adding such interested persons to Owner's waiting list, to be processed in accordance with Owner's customary policies. Owner shall not refuse to lease to a holder of a certificate or a rental voucher under the Section 8 program or other tenant-based assistance program, who is otherwise qualified to be a tenant in accordance with the approved tenant selection criteria.

2.6 Maintenance. Owner shall maintain or cause to be maintained the Property and the interior and exterior of the Project in a decent, safe and sanitary manner, and the standard of maintenance of first class multifamily apartment projects within San Mateo County, California of the age of the improvements. If at any time Lessee fails to maintain the Property or the Project in accordance with this Agreement and such condition is not corrected within five days after written notice from the City with respect to graffiti, debris, waste material, and general maintenance, or 30 days after written notice from the City with respect to landscaping and building improvements (or such longer time in accordance with Section 3.1 hereof), then the City, in addition to whatever remedy it may have at law or at equity, shall have the right to enter upon the applicable portion of the Property and perform all acts and work necessary to protect, maintain, and preserve the Property and the Project, and to attach a lien upon the Property, or to assess the Property, in the amount of the expenditures arising from such acts and work of protection, maintenance, and preservation by the City and/or costs of such cure, including a reasonable administrative charge, which amount shall be promptly paid by Owner to the City upon demand.

2.7 Reporting, Monitoring and Recordkeeping. Throughout the Affordability Period, Owner shall comply with all applicable reporting, recordkeeping and monitoring requirements set forth in the Guidelines. City shall have the right to inspect the books and records of Owner and its rental agent or bookkeeper upon reasonable notice during normal business hours. Representatives of the City shall be entitled to enter the Property, upon at least 24-hour prior written notice, which can be provided via email, to monitor compliance with this Agreement, to inspect the records of the Project with respect to the BMR Unit, and to conduct, or cause to be conducted, an independent audit or inspection of such records. Owner agrees to cooperate with the City in making the Property available for such inspection or audit. If for any reason the City is unable to obtain Owner's consent to such an inspection or audit, Owner understands and agrees that the City may obtain at Owner's expense an administrative inspection warrant or other appropriate legal order to obtain access to and search the Property. Owner agrees to maintain records in businesslike manner, and to maintain such records for the Affordability Period.

City may from time to time request additional or different information, and Owner shall promptly supply such information in the reports required by City.

2.8 Non-Discrimination Covenants. Owner covenants by and for itself, its successors and assigns, and all persons claiming under or through them that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, religion, sex, marital status, familial status, disability, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the Property, nor shall Lessee itself or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the Property. Owner shall include such provision in all deeds, leases, contracts and other instruments executed by Owner, and shall enforce the same diligently and in good faith.

a. In Deeds, the following language shall appear:

Grantee herein covenants by and for itself, its successors and assigns, and all persons claiming under or through it, that there shall be no discrimination against or segregation of a person or of a group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the property herein conveyed nor shall the grantee or any person claiming under or through the grantee establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the property herein conveyed. The foregoing covenant shall run with the land."

(2) Notwithstanding paragraph (1), with respect to familial status, paragraph (1) shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in paragraph (1) shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11 and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and

subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to paragraph (1).

b. In Leases, the following language shall appear:

- (1) The lessee herein covenants by and for the lessee and lessee's heirs, personal representatives and assigns, and all persons claiming under the lessee or through the lessee, that this lease is made subject to the condition that there shall be no discrimination against or segregation of any person or of a group of persons on account of race, color, creed, religion, sex, sexual orientation, marital status, national origin, ancestry or disability in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the property herein leased nor shall the lessee or any person claiming under or through the lessee establish or permit any such practice or practices of discrimination of segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants, or vendees in the property herein leased.
- (2) Notwithstanding paragraph (1), with respect to familial status, paragraph (1) shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in paragraph (1) shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11 and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to paragraph (1).

c. In Contracts pertaining to management of the Development, the following language, or substantially similar language prohibiting discrimination and segregation shall appear:

- (1) There shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the property nor shall the transferee or any person claiming under or through the transferee establish or permit any such practice or practices of discrimination or segregation with reference to selection, location, number, use or occupancy of tenants, lessee, subtenants, sublessees or vendees of the land.
- (2) Notwithstanding paragraph (1), with respect to familial status, paragraph (1) shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in paragraph (1) shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11 and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to paragraph (1).

2.9 Subordination. This Agreement shall be recorded in the Official Records of the County of San Mateo and shall run with the land. The City agrees that the City will not withhold consent to reasonable requests for subordination of this Agreement for the benefit of lenders

providing financing for the Development, provided that the instruments effecting such subordination include reasonable protections to the City in the event of default, including without limitation, extended notice and cure rights.

3. DEFAULT AND REMEDIES

3.1 Events of Default. The following shall constitute an “Event of Default” by Owner under this Agreement: there shall be a material breach of any condition, covenant, warranty, promise or representation contained in this Agreement and such breach shall continue for a period of 30 days after written notice thereof to the defaulting party without the defaulting party curing such breach, or if such breach cannot reasonably be cured within such 30 day period, commencing the cure of such breach within such 30 day period and thereafter diligently proceeding to cure such breach; provided, however, that if a different period or notice requirement is specified for any particular breach under any other paragraph of Section 3 of this Agreement, the specific provision shall control.

3.2 Remedies. The occurrence of any Event of Default under Section 3.1 shall give the non-defaulting party the right to proceed with an action in equity to require the defaulting party to specifically perform its obligations and covenants under this Agreement or to enjoin acts or things which may be unlawful or in violation of the provisions of this Agreement, and the right to terminate this Agreement.

3.3 Obligations Personal to Lessee. The liability of Owner under this Agreement to any person or entity is limited to Owner’s interest in the Project, and the City and any other such persons and entities shall look exclusively thereto for the satisfaction of obligations arising out of this Agreement or any other agreement securing the obligations of Owner under this Agreement. From and after the date of this Agreement, no deficiency or other personal judgment, nor any order or decree of specific performance (other than pertaining to this Agreement, any agreement pertaining to any Project or any other agreement securing Owner’s obligations under this Agreement), shall be rendered against Owner, the assets of Owner (other than Owner’s interest in the Project), its partners, members, successors, transferees or assigns and each of their respective officers, directors, employees, partners, agents, heirs and personal representatives, as the case may be, in any action or proceeding arising out of this Agreement or any agreement securing the obligations of Owner under this Agreement, or any judgment, order or decree rendered pursuant to any such action or proceeding. No subsequent Owner of the Project shall be liable or obligated for the breach or default of any obligations of Owner under this Agreement on the part of any prior Owner. Such obligations are personal to the person who was the Owner at the time the default or breach was alleged to have occurred and such person shall remain liable for any and all damages occasioned thereby even after such person ceases to be the Owner. Each Owner shall comply with and be fully liable for all obligations the Lessee hereunder during its period of ownership of the Project.

3.4 Force Majeure. Subject to the party’s compliance with the notice requirements as set forth below, performance by either party hereunder shall not be deemed to be in default, and all performance and other dates specified in this Agreement shall be extended, where delays or defaults are due to causes beyond the control and without the fault of the party claiming an extension of time to perform, which may include, without limitation, the following: war, insurrection, strikes, lockouts, riots, floods, earthquakes, fires, assaults, acts of God, acts of the public enemy, epidemics, quarantine restrictions, freight embargoes, lack of transportation, governmental restrictions or priority, litigation, unusually severe weather, inability to secure necessary labor, materials or tools, acts or omissions of the other party, or acts or

failures to act of any public or governmental entity (except that the City's acts or failure to act shall not excuse performance of the City hereunder). An extension of the time for any such cause shall be for the period of the enforced delay and shall commence to run from the time of the commencement of the cause, if notice by the party claiming such extension is sent to the other party within 30 days of the commencement of the cause.

3.5 Attorneys' Fees. In addition to any other remedies provided hereunder or available pursuant to law, if either party brings an action or proceeding to enforce, protect or establish any right or remedy hereunder, the prevailing party shall be entitled to recover from the other party its costs of suit and reasonable attorneys' fees.

3.6 Remedies Cumulative. No right, power, or remedy given by the terms of this Agreement is intended to be exclusive of any other right, power, or remedy; and each and every such right, power, or remedy shall be cumulative and in addition to every other right, power, or remedy given by the terms of any such instrument, or by any statute or otherwise.

3.7 Waiver of Terms and Conditions. The City may, in its sole discretion, waive in writing any of the terms and conditions of this Agreement. Waivers of any covenant, term, or condition contained herein shall not be construed as a waiver of any subsequent breach of the same covenant, term, or condition.

3.8 Non-Liability of City Officials and Employees. No member, official, employee or agent of the City shall be personally liable to Owner or any occupant of any BMR Unit, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Lessee or its successors, or on any obligations under the terms of this Agreement.

4. GENERAL PROVISIONS

4.1 Guidelines. This Agreement incorporates by reference the Guidelines as of the date of this Agreement and any successor sections as the Guidelines may be amended from time to time and expresses the entire obligations and duties of Owner with respect to Owner's obligations under the Guidelines. No other requirements or obligations under the Guidelines shall apply to Owner except as expressly provided for in this Agreement. In the event of any conflict or ambiguity between this Agreement, the requirements of state and federal fair housing laws and the Guidelines, the terms and conditions of this Agreement and the requirements of state and federal fair housing laws shall control.

4.2 Time. Time is of the essence in this Agreement.

4.3 Notices. Unless otherwise indicated in this Agreement, any notice requirement set forth herein shall be deemed to be satisfied three days after mailing of the notice first-class United States certified mail, postage prepaid, or by personal delivery, addressed to the appropriate party as follows:

Owner: Beltramo Enterprises, Inc.
3570 Alameda de las Pulgas
Menlo Park, CA 94025
Daniel A. Beltramo
Email: danb@beltramoenterprises.com

City : City of Menlo Park
701 Laurel Street
Menlo Park, California 94025-3483
Attention: City Manager
Email: slrobinson@menlopark.org

Such addresses may be changed by notice to the other party given in the same manner as provided above.

4.4 Successors and Assigns. This Agreement constitutes a covenant and legal restriction on the Property and shall run with the land, and all of the terms, covenants and conditions of this Agreement shall be binding upon Owner and the permitted successors and assigns of Owner.

4.5 Intended Beneficiaries. The City is the intended beneficiary of this Agreement and shall have the sole and exclusive power to enforce this Agreement. It is intended that the City may enforce this Agreement in order to, satisfy its obligations to improve, increase and preserve affordable housing within the City, as required by the Guidelines, and to provide that a certain percentage of new housing is made available at affordable housing cost to persons and families of very low, low and moderate incomes as required by the Guidelines. No other person or persons, other than the City and Owner and their assigns and successors, shall have any right of action hereon.

4.6 Partial Invalidity. If any provision of this Agreement shall be declared invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions hereof shall not in any way be affected or impaired.

4.7 Governing Law. This Agreement and other instruments given pursuant hereto shall be construed in accordance with and be governed by the laws of the State of California. Any references herein to particular statutes or regulations shall be deemed to refer to successor statutes or regulations, or amendments thereto. The venue for any action shall be the County of San Mateo.

4.8 Amendment. This Agreement may not be changed orally, but only by agreement in writing signed by Owner and the City.

4.9 Approvals. Where an approval or submission is required under this Agreement, such approval or submission shall be valid for purposes of this Agreement only if made in writing. Where this Agreement requires an approval or consent of the City, such approval may be given on behalf of the City by the City Manager or his or her designee. The City Manager or his or her designee is hereby authorized to take such actions as may be necessary or appropriate to implement this Agreement, including without limitation the execution of such documents or agreements as may be contemplated by this Agreement, and amendments which do not substantially change the uses or restrictions hereunder, or substantially add to the costs of the City hereunder.

4.10 Indemnification. To the greatest extent permitted by law, Owner shall indemnify, defend (with counsel reasonably approved by City) and hold the City, its heirs, successors and assigns (the “**Indemnitees**”) harmless from and against any and all demands, losses, claims, costs and expenses, and any other liability whatsoever, including without limitation, reasonable accountants’ and attorneys’ fees, charges and expense (collectively, “**Claims**”) arising directly or indirectly, in whole or in part, as a result of or in connection with Owner’s construction, management, or operation of the Property and the Development or any failure to perform any obligation as and when required by this Agreement. Owner’s indemnification obligations under this Section 4.10 shall not extend to Claims to the extent resulting from the gross negligence or willful misconduct of Indemnitees. The provisions of this Section shall survive the expiration or earlier termination of this Agreement.

4.11 Insurance Coverage. Throughout the Term of this Agreement Owner shall comply with the insurance requirements set forth in Exhibit D, and shall, at Owner’s expense, maintain in full force and effect insurance coverage as specified in Exhibit D.

4.12 Transfer and Encumbrance.

4.12.1 Restrictions on Transfer and Encumbrance. During the term of this Agreement, except as permitted pursuant to this Agreement, Owner shall not directly or indirectly, voluntarily, involuntarily or by operation of law make or attempt any total or partial sale, transfer, conveyance, assignment or lease (collectively, “**Transfer**”) of the whole or any part of the BMR Unit, without the prior written consent of the City, which approval shall not be unreasonably withheld. In addition, prior to the expiration of the term of this Agreement, except as expressly permitted by this Agreement, Owner shall not undergo any significant change of ownership without the prior written approval of City. For purposes of this Agreement, a “significant change of ownership” shall mean a transfer of the beneficial interest of more than twenty-five percent (25%) in aggregate of the present ownership and /or control of Owner, taking all transfers into account on a cumulative basis; provided however, neither the admission of an investor limited partner, nor the transfer by the investor limited partner to subsequent limited partners shall be restricted by this provision.

4.12.2 Permitted Transfers. The prohibitions on Transfer set forth herein shall not be deemed to prevent: (i) the granting of easements or permits to facilitate development of the Property; or (ii) assignments creating security interests for the purpose of financing the acquisition, construction, or permanent financing of the Development or the Property, or Transfers directly resulting from the foreclosure of, or granting of a deed in lieu of foreclosure of, such a security interest.

4.12.3 Requirements for Proposed Transfers. The City may, in the exercise of its sole discretion, consent to a proposed Transfer of this Agreement, the BMR Unit if all of the following requirements are met (provided however, the requirements of this Section 4.12.3 shall not apply to Transfers described in clauses (i) or (ii) of Section 14.12.2.

(i) The proposed transferee demonstrates to the City’s satisfaction that it has the qualifications, experience and financial resources necessary and adequate as may be reasonably determined by the City to competently complete and manage the Development and to otherwise fulfill the obligations undertaken by the Owner under this Agreement.

(ii) The Owner and the proposed transferee shall submit for City review and approval all instruments and other legal documents proposed to effect any Transfer of all or any part of or interest in the BMR Unit or this Agreement together with such documentation of the proposed transferee's qualifications and development capacity as the City may reasonably request.

(iii) The proposed transferee shall expressly assume all of the rights and obligations of the Owner under this Agreement arising after the effective date of the Transfer and all obligations of Owner arising prior to the effective date of the Transfer (unless Owner expressly remains responsible for such obligations) and shall agree to be subject to and assume all of Owner's obligations pursuant to conditions, and restrictions set forth in this Agreement.

(iv) The Transfer shall be effectuated pursuant to a written instrument satisfactory to the City in form recordable in the Official Records.

Consent to any proposed Transfer may be given by the City's Authorized Representative unless the City's Authorized Representative, in his or her discretion, refers the matter of approval to the City Council. If the City has not rejected a proposed Transfer or requested additional information regarding a proposed Transfer in writing within forty-five (45) days following City's receipt of written request by Owner, the proposed Transfer shall be deemed approved.

4.13 Effect of Transfer without City Consent. In the absence of specific written agreement by the City, no Transfer of the BMR Unit shall be deemed to relieve the Owner or any other party from any obligation under this Agreement. This Section 14.12 shall not apply to Transfers described in clauses (i) and (ii) of Section 14.12.2.

4.14 Recovery of City Costs. Owner shall reimburse City for all reasonable City costs, including but not limited to reasonable attorneys' fees, incurred in reviewing instruments and other legal documents proposed to effect a Transfer under this Agreement and in reviewing the qualifications and financial resources of a proposed successor, assignee, or transferee within ten (10) days following City's delivery to Owner of an invoice detailing such costs.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year set forth above.

OWNER:

Belramo Enterprises, Inc.,
a California corporation

By: _____
Daniel A. Belramo

Its: _____

Date: _____

CITY:

CITY OF MENLO PARK, a California municipal corporation

By: _____
City Manager

Date: _____

ATTEST:

City Clerk

List of Exhibits:

- Exhibit A: Property Description
- Exhibit B: BMR Unit Location
- Exhibit C: Floor Plan
- Exhibit D: Insurance Requirements

Exhibit A
Property Description

Exhibit B
BMR Unit Location

**Exhibit C
Floor Plan**

Exhibit D Insurance Requirements

Prior to initiating work on the Development and continuing throughout the Term of this Agreement, Owner shall obtain and maintain the following policies of insurance and shall comply with all provisions set forth in this Exhibit.

1. General Requirements. Owner shall procure and maintain the following insurance providing coverage against claims for injuries to persons or damages to property that may arise from or in connection with the development, construction, management, or operation of the Property by the Owner or the Owner's agents, representatives, employees and contractors, or subcontractors, including the following:

(a) Commercial General Liability: The Owner and all contractors working on behalf of Owner on the Property shall maintain a commercial general liability policy in an occurrence policy for protection against all claims arising from injury to person or persons not in the employ of the Owner and against all claims resulting from damage to any property due to any act or omission of the Owner, its agents, or employees in the conduct or operation of the work or the execution of this Agreement. Such insurance shall include products and completed operations liability, blanket contractual liability, personal injury liability, and broad form property damage coverage. Coverage shall be at least as broad as Insurance Services Office Commercial General Liability coverage.

(b) Commercial Automobile Liability: The Owner and all contractors working on behalf of Owner on the Property shall maintain insurance for protection against all claims arising from the use of vehicles, owned, hired, non-owned, or any other vehicle in connection with the development, construction, operation or management of the Property. Such insurance shall cover the use of automobiles and trucks on and off the site of the Property. Coverage shall be at least as broad as Insurance Services Office covering Commercial Automobile Liability, any auto, owned, non-owned and hired auto.

(c) Workers' Compensation Insurance: The Owner (and the general partners thereof) shall furnish or cause to be furnished to City evidence satisfactory to City that Owner (and the general partners thereof), and any contractor with whom Owner has contracted for the performance of work on the Property or otherwise pursuant to this Agreement, shall maintain Workers' Compensation Insurance as required by the State of California and Employer's Liability Insurance.

(d) Builder's Risk: Upon commencement of any construction work on the Property, Owner and all contractors working on behalf of Owner shall maintain a policy of builder's all-risk insurance in an amount not less than the full insurable cost of the Development on a replacement cost basis naming City as loss payee as its interests may appear.

(e) Professional Liability/Errors and Omissions: Owner shall require any architects, engineers, and general contractors working on the Property to maintain Professional Liability/Errors and Omissions insurance with limits not less than Two Million Dollars (\$2,000,000) each claim. Certificates evidencing this coverage must reference both the Owner and the Indemnitees. If the professional liability/errors and omissions insurance is written on a claims made form: (i) the retroactive date must be shown and must be before the Effective Date, (ii) insurance must be maintained and evidence of insurance must be provided for at least three (3) years after completion of Development construction, and (iii) if coverage is cancelled or

non-renewed and not replaced with another claims made policy form with a retroactive date prior to the Effective Date, Owner must purchase, or require the provision of, extended period coverage for a minimum of three (3) years after completion of construction.

(f) Property: Owner shall maintain property insurance covering all risks of loss, including earthquake and flood (if required) for 100% of the replacement value of the Development with deductible, if any, in an amount acceptable to City, naming City as loss payee as its interests may appear.

2. Minimum Limits; Adjustments. Insurance shall be maintained with limits no less than the following:

(a) Commercial General Liability and Property Damage: \$2,000,000 per occurrence and \$5,000,000 annual aggregate for bodily injury, personal injury and property damage; provided however, with City's advance written approval, subcontractors may maintain liability coverage with limits not less than \$1,000,000 per occurrence, \$2,000,000 annual aggregate.

(b) Products and Completed Operations: \$3,000,000 per occurrence/aggregate.

(c) Commercial Automobile Liability: \$2,000,000 combined single limit.

(d) Employer's Liability:

Bodily Injury by Accident - \$1,000,000 each accident.
Bodily Injury by Disease - \$1,000,000 policy limit.
Bodily Injury by Disease - \$1,000,000 each employee.

(e) Professional Liability/Errors and Omissions: \$2,000,000 per occurrence or claim. If the policy provides coverage on a claims-made basis, the retroactive date must be shown and must be before the date of the Agreement or the beginning of the contract work.

Coverage limits, and if necessary, the terms and conditions of insurance, shall be reasonably adjusted from time to time (not less than every five (5) years after the Effective Date nor more than once in every three (3) year period) to address changes in circumstance, including, but not limited to, changes in inflation and the litigation climate in California. City shall give written notice to Owner of any such adjustments, and Owner shall provide City with amended or new insurance certificates or endorsements evidencing compliance with such adjustments within thirty (30) days following receipt of such notice.

3. Deductibles and Self-Insured Retention. Any deductibles or self-insured retention must be declared to, and approved by, the City. Payment of all deductibles and self-insured retentions will be the responsibility of Owner. If the City determines that such deductibles or retentions are unreasonably high, either the insurer shall reduce or eliminate such deductibles or self-insurance retentions as respects the Indemnitees or Owner shall procure a bond guaranteeing payment of losses and related investigations, claims administration and defense.

4. Additional Requirements. The required general liability and automobile policies shall contain, or be endorsed to contain, the following provisions:

a. The Indemnitees are to be covered as Additional Insureds as respects: liability arising out of activities performed by or on behalf of the Owner; products and completed

operations of the Owner; premises owned, occupied or used by the Owner; or automobiles owned, leased, hired or borrowed by the Owner. The coverage shall contain no special limitations on the scope of protection afforded to the Indemnitees. Additional insured endorsements for the general liability coverage shall use Insurance Services Office (ISO) Form No. CG 20 09 11 85 or CG 20 10 11 85, or equivalent, including (if used together) CG 2010 10 01 and CG 2037 10 01; but shall not use the following forms: CG 20 10 10 93 or 03 94.

b. All insurance shall be primary insurance as respects the Indemnitees. Any insurance or self-insurance maintained by the Indemnitees shall be excess of the Owner's/contractor's insurance and shall not contribute with it.

c. Any failure to comply with reporting or other provisions of the policies including breaches of warranties shall not affect coverage provided to the Indemnitees.

d. The Owner's insurance shall apply separately to each insured against whom claim is made or suit is brought except, with respect to the limits of the insurer's liability.

e. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City.

f. If any insurance policy or coverage required hereunder is canceled or reduced, Owner shall, within five (5) days after receipt of notice of such cancellation or reduction in coverage, but in no event later than the effective date of cancellation or reduction, file with City a certificate showing that the required insurance has been reinstated or provided through another insurance company or companies. Upon failure to so file such certificate, City may, without further notice and at its option, procure such insurance coverage at Owner's expense, and Owner shall promptly reimburse City for such expense upon receipt of billing from City.

g. Owner agrees to waive subrogation rights for commercial general liability, automobile liability and worker's compensation against Indemnitees regardless of the applicability of any insurance proceeds, and to require all contractors, subcontractors or others involved in any way with any construction on the Property to do likewise. Each insurance policy shall contain a waiver of subrogation for the benefit of City. If any required insurance is provided under a form of coverage that includes an annual aggregate limit or provides that claims investigation or legal defense costs are included in such annual aggregate limit, such annual aggregate limit shall be three times the applicable occurrence limits specified above.

h. It shall be a requirement under this Agreement that any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirement and/or limits shall be available to the additional insured. Furthermore, the requirement for coverage and limits shall be (1) the minimum coverage and limits specified in this Agreement, or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named insured; whichever is greater. For all liability insurance required by this Agreement, Owner (and Owner's contractors, as applicable) shall obtain endorsements that name the Indemnitees as additional insured in the full amount of all applicable policies, notwithstanding any lesser minimum limits specified

in this Agreement. This Agreement requires Owner (and Owner's contractors, as applicable) to obtain and provide for the benefit of the Indemnitees, additional insured coverage in the same amount of insurance carried by Owner (or Owner's contractors, as applicable), but in no event less than the minimum amounts specified in this Agreement. In the event that Owner (or Owner's contractors as applicable) obtains insurance policies that provide liability coverage in excess of the amounts specified in this Agreement, the actual limits provided by such policies shall be deemed to be the amounts required under this Agreement. Without limiting the foregoing, the limits of liability coverage specified in this Agreement are not intended, nor shall they operate, to limit City's ability to recover amounts in excess of the minimum amounts specified in this Agreement.

i. The limits of insurance required in this Agreement may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of the City before the City's own insurance or self-insurance shall be called upon to protect it as a named insured.

5. Acceptability of Insurers. Companies writing the insurance required hereunder shall be licensed to do business in the State of California. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A: VII.

6. Verification of Coverage. Prior to the Effective Date of this Agreement, Owner shall furnish City with certificates of insurance in form acceptable to City evidencing the insurance coverage required under paragraphs (a), (b), (c), and (e) of Section 1 above, duly executed endorsements evidencing the Indemnitees' status as additional insured, and all other endorsements and coverage required hereunder pertaining to such coverage. Prior to commencement of any construction work on the Property, Owner shall furnish City with certificates of insurance in form acceptable to City evidencing the insurance coverage required under paragraphs (d) and (g) of Section 1 above. Prior to City's issuance of a final certificate of occupancy or equivalent for the Development, Owner shall furnish City with certificates of insurance in form acceptable to City evidencing the insurance coverage required under paragraph (f) of Section 1 above. Owner shall furnish the City with original endorsements effecting coverage required by this clause. The endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf.

7. Insurance Certificates and Endorsements. Owner shall submit to the City all of the necessary insurance documents, including the applicable amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of required Owner policies listing all required policy endorsements to the City. Insurance Certificates and Endorsements are to be received and approved by the City within the time periods specified in Section 6 above. Should Owner cease to have insurance as required at any time, all work by Owner pursuant to this Agreement shall cease until insurance acceptable to the City is provided. Upon City's request, Owner shall, within thirty (30) days of the request, provide or arrange for the insurer to provide to City, complete certified copies of all insurance policies required under this Agreement. City's failure to make such request shall not constitute a waiver of the right to require delivery of the policies in the future.

Mitigation Monitoring and Reporting Program				
Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
AIR QUALITY				
IMPACT BEING ADDRESSED: Specific Plan EIR Impact AIR-1: Implementation of the Specific Plan would result in increased long-term emissions of criteria pollutants associated with construction activities that could contribute substantially to an air quality violation. (Significant)				
<p>Mitigation Measure AIR-1a: During construction of individual projects under the Specific Plan, project applicants shall require the construction contractor(s) to implement the following measures required as part of Bay Area Air Quality Management District's (BAAQMD) basic dust control procedures required for construction sites. For projects for which construction emissions exceed one or more of the applicable BAAQMD thresholds, additional measures shall be required as indicated in the list following the Basic Controls.</p> <p><i>Basic Controls that Apply to All Construction Sites</i></p> <ol style="list-style-type: none"> 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 mph. 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. 		<p>Measures shown on plans, construction documents and on-going during demolition, excavation and construction.</p>	<p>Project sponsor(s) and contractor(s)</p>	<p>PW/CDD</p>

Mitigation Monitoring and Reporting Program				
Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.	Construction equipment shall be properly tuned and maintained.			
8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.	Signage will be posted with the appropriate contact information regarding dust complaints.			
<u>Additional Measures for Development Projects that Exceed Significance Criteria</u>				
1. All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.	Water exposed surfaces to maintain minimum soil moisture of 12 percent.			
2. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.	Halt excavation, grading and demolition when wind is over 20 mph.			
3. Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction. Wind breaks should have at maximum 50 percent air porosity.	Install wind breaks on the windward side(s) of disturbed construction areas.			
4. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.	Vegetative ground cover shall be planted in disturbed areas as soon as possible.			
5. The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.	Ground-disturbing construction activities shall not occur simultaneously.			
6. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.	Trucks and equipment shall be washed before exiting the site.			
7. Site accesses to a distance of 100 feet from the paved road shall be treated with a 6- to 12-inch compacted layer of wood chips, mulch, or gravel.	Cover site access roads.			

Mitigation Monitoring and Reporting Program				
Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
8. Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than one percent.	Erosion control measures shall be used.			
9. Minimizing the idling time of diesel powered construction equipment to two minutes.	Idling time of diesel powered equipment will not exceed two minutes.			
10. The project shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent nitrogen oxides reduction and 45 percent particulate matter reduction compared to the most recent ARB fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available.	Plan developed that demonstrates emissions from use of off-road equipment during construction will be reduced as specified.			
11. Use low volatile organic compound (VOC) (i.e., reactive organic gases) coatings beyond the local requirements (i.e., Regulation 8, Rule 3: Architectural Coatings).	Low VOC coatings shall be used.			
12. Requiring that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of nitrogen oxides and particulate matter.	Require Best Available Control Technology for all construction equipment, diesel trucks, and generators.			
13. Requiring all contractors use equipment that meets the California Air Resources Board's most recent certification standard for off-road heavy duty diesel engines.	Equipment shall meet standards for off-road heavy duty diesel engines.			
<i>Specific Plan EIR Impact AIR-2: Implementation of the Specific Plan would result in increased long-term emissions of criteria pollutants from increased vehicle traffic and on-site area sources that would contribute substantially to an air quality violation. (Significant)</i>				

Mitigation Monitoring and Reporting Program				
Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
<p>Mitigation Measure AIR-2: Mitigation Measure TR-2 of Section 4.13, Transportation, Circulation and Parking, identifies Transportation Demand Management (TDM) strategies to be implemented by individual project applicants, although the precise effectiveness of a TDM program cannot be guaranteed. As the transportation demand management strategies included in Mitigation Measure TR-2 represent the majority of available measures with which to reduce VMT, no further mitigation measures are available and this impact is considered to be significant and unavoidable.</p>	See Mitigation Measure TR-2.			
<p><i>Specific Plan EIR Impact AIR-5: Implementation of the Specific Plan would locate sensitive receptors in an area of elevated concentrations of toxic air contaminants associated with roadway traffic which may lead to considerable adverse health effects. (Potentially Significant)</i></p>				

Mitigation Monitoring and Reporting Program				
Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
<p>Mitigation Measure AIR-5: The Mitigation Monitoring and Reporting Program shall require that all developments that include sensitive receptors such as residential units that would be located within 200 feet of the edge of El Camino Real or within 100 feet of the edge of Ravenswood Avenue, Oak Grove Avenue east of El Camino Real, or Santa Cruz Avenue west of University Avenue shall undergo, prior to project approval, a screening-level health risk analysis to determine if cancer risk, hazard index, and/or PM_{2.5} concentration would exceed BAAQMD thresholds. If one or more thresholds would be exceeded at the site of the subsequent project, the project (or portion of the project containing sensitive receptors, in the case of a mixed-use project) shall be equipped with filtration systems with a Minimum Efficiency Reporting Value (MERV) rating of 14 or higher. The ventilation system shall be designed by an engineer certified by the American Society of Heating, Refrigeration and Air-Conditioning Engineers, who shall provide a written report documenting that the system reduces interior health risks to less than 10 in one million, or less than any other threshold of significance adopted by BAAQMD or the City for health risks. The project sponsor shall present a plan to ensure ongoing maintenance of ventilation and filtration systems and shall ensure the disclosure to buyers and/or renters regarding the findings of the analysis and inform occupants as to proper use of any installed air filtration. Alternatively, if the project applicant can prove at the time of development that health risks at new residences due to DPM (and other TACs, if applicable) would be less than 10 in one million, or less than any other threshold of significance adopted by BAAQMD for health risks, or that alternative mitigation measures reduce health risks below any other City-adopted threshold of significance, such filtration shall not be required.</p>	<p>A health risk analysis shall be prepared.</p>	<p>Simultaneous with a building permit submittal</p>	<p>Project sponsor(s)</p>	<p>CDD</p>
	<p>If one or more thresholds are exceeded, a filtration system shall be installed; Certified engineer to provide report documenting that system reduces health risks</p>			

Mitigation Monitoring and Reporting Program				
Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
	Plan developed for ongoing maintenance and disclosure to buyers and/renters.			
Specific Plan EIR Impact BIO-1: The Specific Plan could result in the take of special-status birds or their nests. (Potentially Significant)				
<p>Mitigation Measure BIO-1a: Pre-Construction Special-Status Avian Surveys. No more than two weeks in advance of any tree or shrub pruning, removal, or ground-disturbing activity that will commence during the breeding season (February 1 through August 31), a qualified wildlife biologist will conduct pre-construction surveys of all potential special-status bird nesting habitat in the vicinity of the planned activity. Pre-construction surveys are not required for construction activities scheduled to occur during the non-breeding season (August 31 through January 31). Construction activities commencing during the non-breeding season and continuing into the breeding season do not require surveys (as it is assumed that any breeding birds taking up nests would be acclimated to project-related activities already under way). Nests initiated during construction activities would be presumed to be unaffected by the activity, and a buffer zone around such nests would not be necessary. However, a nest initiated during construction cannot be moved or altered.</p> <p>If pre-construction surveys indicate that no nests of special-status birds are present or that nests are inactive or potential habitat is unoccupied: no further mitigation is required.</p> <p>If active nests of special-status birds are found during the surveys: implement Mitigation Measure BIO-1b.</p>	A nesting bird survey shall be prepared if tree or shrub pruning, removal or ground-disturbing activity will commence between February 1 through August 31.	Prior to tree or shrub pruning or removal, any ground disturbing activity and/or issuance of demolition, grading or building permits.	Qualified wildlife biologist retained by project sponsor(s)	CDD

Mitigation Monitoring and Reporting Program				
Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
<p>Mitigation Measure BIO-1b: Avoidance of active nests. If active nests of special-status birds or other birds are found during surveys, the results of the surveys would be discussed with the California Department of Fish and Game and avoidance procedures will be adopted, if necessary, on a case-by- case basis. In the event that a special-status bird or protected nest is found, construction would be stopped until either the bird leaves the area or avoidance measures are adopted. Avoidance measures can include construction buffer areas (up to several hundred feet in the case of raptors), relocation of birds, or seasonal avoidance. If buffers are created, a no disturbance zone will be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. The size of the buffer zones and types of construction activities restricted will take into account factors such as the following:</p> <ol style="list-style-type: none"> 1. Noise and human disturbance levels at the Plan area and the nesting site at the time of the survey and the noise and disturbance expected during the construction activity; 2. Distance and amount of vegetation or other screening between the Plan area and the nest; and 3. Sensitivity of individual nesting species and behaviors of the nesting birds. 	<p>If active nests are found during survey, the results will be discussed with the California Department of Fish and Game and avoidance procedures adopted.</p> <p>Halt construction if a special-status bird or protected nest is found until the bird leaves the area or avoidance measures are adopted.</p>	<p>Prior to tree or shrub pruning or removal, any ground-disturbing activities and/or issuance of demolition, grading or building permits.</p>	<p>Project sponsor(s) and contractor(s)</p>	<p>CDD</p>
<p><i>Specific Plan EIR Impact BIO-3: Impacts to migratory or breeding special-status birds and other special-status species due to lighting conditions. (Potentially Significant)</i></p>				
<p>Mitigation Measure BIO-3a: Reduce building lighting from exterior sources.</p> <ol style="list-style-type: none"> a. Minimize amount and visual impact of perimeter lighting and façade up-lighting and avoid uplighting of rooftop antennae and other tall equipment, as well as of any decorative features; b. Installing motion-sensor lighting, or lighting controlled by timers set to turn off at the earliest practicable hour; c. Utilize minimum wattage fixtures to achieve required lighting levels; 	<p>Reduce building lighting from exterior sources.</p>	<p>Prior to building permit issuance and ongoing.</p>	<p>Project sponsor(s) and contractor(s)</p>	<p>CDD</p>

Mitigation Monitoring and Reporting Program				
Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
<p>d. Comply with federal aviation safety regulations for large buildings by installing minimum intensity white strobe lighting with a three-second flash interval instead of continuous flood lighting, rotating lights, or red lighting;</p> <p>e. Use cutoff shields on streetlight and external lights to prevent upwards lighting.</p>				
<p>Mitigation Measure BIO-3b: Reduce building lighting from interior sources.</p> <p>a. Dim lights in lobbies, perimeter circulation areas, and atria;</p> <p>b. Turn off all unnecessary lighting by 11pm thorough sunrise, especially during peak migration periods (mid-March to early June and late August through late October);</p> <p>c. Use gradual or staggered switching to progressively turn on building lights at sunrise.</p> <p>d. Utilize automatic controls (motion sensors, photosensors, etc.) to shut off lights in the evening when no one is present;</p> <p>e. Encourage the use of localized task lighting to reduce the need for more extensive overhead lighting;</p> <p>f. Schedule nightly maintenance to conclude by 11 p.m.;</p> <p>g. Educate building users about the dangers of night lighting to birds.</p>	Reduce building lighting from interior sources.	Prior to building permit issuance and ongoing.	Project sponsor(s) and contractor(s)	CDD
Specific Plan EIR Impact BIO-5: The Specific Plan could result in the take of special-status bat species. (Potentially Significant)				

Mitigation Monitoring and Reporting Program				
Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
<p>Mitigation Measure BIO-5a: Preconstruction surveys. Potential direct and indirect disturbances to special-status bats will be identified by locating colonies and instituting protective measures prior to construction of any subsequent development project. No more than two weeks in advance of tree removal or structural alterations to buildings with closed areas such as attics, a qualified bat biologist (e.g., a biologist holding a California Department of Fish and Game collection permit and a Memorandum of Understanding with the California Department of Fish and Game allowing the biologist to handle and collect bats) shall conduct pre-construction surveys for potential bats in the vicinity of the planned activity. A qualified biologist will survey buildings and trees (over 12 inches in diameter at 4.5-foot height) scheduled for demolition to assess whether these structures are occupied by bats. No activities that would result in disturbance to active roosts will proceed prior to the completed surveys. If bats are discovered during construction, any and all construction activities that threaten individuals, roosts, or hibernacula will be stopped until surveys can be completed by a qualified bat biologist and proper mitigation measures implemented.</p> <p>If no active roosts present: no further action is warranted.</p> <p>If roosts or hibernacula are present: implement Mitigation Measures BIO-5b and 5c.</p>	<p>Retain a qualified bat biologist to conduct pre-construction survey for bats and potential roosting sites in vicinity of planned activity.</p> <p>Halt construction if bats are discovered during construction until surveys can be completed and proper mitigation measures implemented.</p>	<p>Prior to tree pruning or removal or issuance of demolition, grading or building permits.</p>	<p>Qualified bat biologist retained by project sponsor(s)</p>	<p>CDD</p>

Mitigation Monitoring and Reporting Program				
Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
<p>Mitigation Measure BIO-5b: Avoidance. If any active nursery or maternity roosts or hibernacula of special-status bats are located, the subsequent development project may be redesigned to avoid impacts. Demolition of that tree or structure will commence after young are flying (i.e., after July 31, confirmed by a qualified bat biologist) or before maternity colonies forms the following year (i.e., prior to March 1). For hibernacula, any subsequent development project shall only commence after bats have left the hibernacula. No-disturbance buffer zones acceptable to the California Department of Fish and Game will be observed during the maternity roost season (March 1 through July 31) and during the winter for hibernacula (October 15 through February 15). Also, a no-disturbance buffer acceptable in size to the California Department of Fish and Game will be created around any roosts in the Project vicinity (roosts that will not be destroyed by the Project but are within the Plan area) during the breeding season (April 15 through August 15), and around hibernacula during winter (October 15 through February 15). Bat roosts initiated during construction are presumed to be unaffected, and no buffer is necessary. However, the “take” of individuals is prohibited.</p>	<p>If any active nursery or maternity roosts or hibernacula are located, no disturbance buffer zones shall be established during the maternity roost and breeding seasons and hibernacula.</p>	<p>Prior to tree removal or pruning or issuance of demolition, grading or building permits</p>	<p>Qualified bat biologist retained by project sponsor(s)</p>	<p>CDD</p>
<p>Mitigation Measure BIO-5c: Safely evict non-breeding roosts. Non-breeding roosts of special-status bats shall be evicted under the direction of a qualified bat biologist. This will be done by opening the roosting area to allow airflow through the cavity. Demolition will then follow no sooner or later than the following day. There should not be less than one night between initial disturbance with airflow and demolition. This action should allow bats to leave during dark hours, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight. Trees with roosts that need to be removed should first be disturbed at dusk, just prior to removal that same evening, to allow bats to escape during the darker hours. However, the “take” of individuals is prohibited.</p>	<p>A qualified bat biologist shall direct the eviction of non-breeding roosts.</p>	<p>Prior to tree removal or pruning or issuance of demolition, grading or building permits.</p>	<p>Qualified bat biologist retained by project sponsor(s)</p>	<p>CDD</p>
CULTURAL RESOURCES				

Mitigation Monitoring and Reporting Program				
Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
Specific Plan EIR Impact CUL-2: The proposed Specific Plan could impact currently unknown archaeological resources. (Potentially Significant)				
<p>Mitigation Measure CUL-2a: When specific projects are proposed that involve ground disturbing activity, a site-specific cultural resources study shall be performed by a qualified archaeologist or equivalent cultural resources professional that will include an updated records search, pedestrian survey of the project area, development of a historic context, sensitivity assessment for buried prehistoric and historic-period deposits, and preparation of a technical report that meets federal and state requirements. If historic or unique resources are identified and cannot be avoided, treatment plans will be developed in consultation with the City and Native American representatives to mitigate potential impacts to less than significant based on either the Secretary of the Interior's Standards described in Mitigation Measure CUL-1 (if the site is historic) or the provisions of Public Resources Code Section 21083.2 (if a unique archaeological site).</p>	<p>A qualified archeologist shall complete a site-specific cultural resources study.</p> <p>If resources are identified and cannot be avoided, treatment plans will be developed to mitigate impacts to less than significant, as specified.</p>	<p>Simultaneously with a project application submittal.</p>	<p>Qualified archaeologist retained by the project sponsor(s).</p>	<p>CDD STATUS COMPLETE: The archeological resource evaluation, prepared by Paleo West, Archaeology, dated November 15, 2021, concludes that the proposed project will have a low to moderate impact on cultural resources.</p>
<p>Mitigation Measure CUL-2b: Should any archaeological artifacts be found during construction, all construction activities within 50 feet shall immediately halt and the City must be notified. A qualified archaeologist shall inspect the findings within 24 hours of the discovery. If the resource is determined to be a historical resource or unique resource, the archaeologist shall prepare a plan to identify, record, report, evaluate, and recover the resources as necessary, which shall be implemented by the developer. Construction within the area of the find shall not commence until impacts on the historical or unique archaeological resource are mitigated as described in Mitigation Measure CUL-2a above. Additionally, Public Resources Code Section 5097.993 stipulates that a project sponsor must inform project personnel that collection of any Native American artifact is prohibited by law.</p>	<p>If any archaeological artifacts are discovered during demolition/construction, all ground disturbing activity within 50 feet shall be halted immediately, and the City of Menlo Park Community Development Department shall be notified within 24 hours.</p> <p>A qualified archaeologist shall inspect any archaeological artifacts found during construction and if determined to be a resource shall prepare a plan meeting the specified standards which shall be implemented by the project sponsor(s).</p>	<p>Ongoing during construction.</p>	<p>Qualified archaeologist retained by the project sponsor(s).</p>	<p>CDD</p>
Specific Plan EIR Impact CUL-3: The proposed Specific Plan may adversely affect unidentifiable paleontological resources. (Potentially Significant)				

Mitigation Monitoring and Reporting Program				
Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
<p>Mitigation Measure CUL-3: Prior to the start of any subsurface excavations that would extend beyond previously disturbed soils, all construction forepersons and field supervisors shall receive training by a qualified professional paleontologist, as defined by the Society of Vertebrate Paleontology (SVP), who is experienced in teaching non-specialists, to ensure they can recognize fossil materials and will follow proper notification procedures in the event any are uncovered during construction. Procedures to be conveyed to workers include halting construction within 50 feet of any potential fossil find and notifying a qualified paleontologist, who will evaluate its significance. Training on paleontological resources will also be provided to all other construction workers, but may involve using a videotape of the initial training and/or written materials rather than in-person training by a paleontologist. If a fossil is determined to be significant and avoidance is not feasible, the paleontologist will develop and implement an excavation and salvage plan in accordance with SVP standards. (SVP, 1996)</p>	<p>A qualified paleontologist shall conduct training for all construction personnel and field supervisors.</p> <p>If a fossil is determined to be significant and avoidance is not feasible, the paleontologist will develop and implement an excavation and salvage plan in accordance with SVP standards.</p>	<p>Prior to issuance of grading or building permits that include subsurface excavations and ongoing through subsurface excavation.</p>	<p>Qualified archaeologist retained by the project sponsor(s).</p>	<p>CDD</p>
<p>Specific Plan EIR Impact CUL-4: Implementation of the Plan may cause disturbance of human remains including those interred outside of formal cemeteries. (Potentially Significant)</p>				
<p>Mitigation Measure CUL-4: If human remains are discovered during construction, CEQA Guidelines 15064.5(e)(1) shall be followed, which is as follows:</p> <p>* In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken:</p> <p>1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:</p> <p>a) The San Mateo County coroner must be contacted to determine that no investigation of the cause of death is required; and</p> <p>b) If the coroner determines the remains to be Native American:</p>	<p>If human remains are discovered during any construction activities, all ground-disturbing activity within the site or any nearby area shall be halted immediately, and the County coroner must be contacted immediately and other specified procedures must be followed as applicable.</p>	<p>On-going during construction</p>	<p>Qualified archeologist retained by the project sponsor(s)</p>	<p>CDD</p>

Mitigation Monitoring and Reporting Program				
Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
<p>1. The coroner shall contact the Native American Heritage Commission within 24 hours;</p> <p>2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American;</p> <p>3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98; or</p> <p>2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.</p> <p>a) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the Commission.</p> <p>b) The descendant identified fails to make a recommendation; or</p> <p>c) The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.</p>				
GREENHOUSE GASES AND CLIMATE CHANGE				
<i>Specific Plan EIR Impact GHG-1: The Specific Plan would generate GHG emissions, both directly and indirectly, that would have a significant impact on the environment. (Significant)</i>				

Mitigation Monitoring and Reporting Program				
Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
<p>Mitigation Measure GHG-1: Implement feasible BAAQMD-identified GHG Mitigation Measures and Proposed City CALGreen Amendments. BAAQMD has identified a menu of over 100 available mitigation measures for the purposes of addressing significant air quality impacts, including GHG impacts that arise from implementation of plans including Specific Plans. Many of the GHG reduction measures are already part of the proposed Specific Plan and discussed in the Project Description. Several BAAQMD identified mitigation measures are not applicable to a Specific Plan as they are correlated to specific elements of a general plan. As an example, Table 4.6-5 presents the mitigation measures contained in the BAAQMD CEQA Guidelines related to Land Use elements and either correlates each to a specific element of the project, explains why it is inapplicable to the proposed project or identifies it as a mitigation measure to be implemented by the proposed project. This method was used in consideration of all BAAQMD identified GHG mitigation measures for plans to develop the following list of available mitigation measures (with BAAQMD-identified category) for the proposed Specific Plan:</p> <p>* Facilitate lot consolidation that promotes integrated development with improved pedestrian and vehicular access (Land Use Element: Compact Development). The Specific Plan's increased intensities encourage lot consolidation for developers wishing to maximize efficiencies and new standards and guidelines will result in improved pedestrian (Section E.5) and vehicular (Section E.3.7) access.</p> <p>* Ensure that new development finances the full cost of expanding public infrastructure and services to provide an economic incentive for incremental expansion (Land Use Element: Compact Development). Specific Plan Section E.3.1 describes a process for public benefit negotiation to obtain additional financing for public infrastructure beyond required payments for impact fees such as park dedication and Transportation Fees.</p>	<p>For project-specific actions: Implement feasible BAAQMD-identified GHG Mitigation Measures.</p> <p>Measures relating to City policies have been incorporated into Specific Plan or otherwise adopted by City (see explanation below regarding applicable measures).</p>	<p>Simultaneous with project application submittal and/or on-going during construction</p> <p>Adopt as part of Specific Plan; verify project compliance simultaneously with project application.</p>	<p>Project sponsor(s)</p> <p>City Council (Plan adoption)</p>	<p>PW/CDD</p> <p>CDD</p>

Mitigation Monitoring and Reporting Program				
Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
<p>* Ensure new construction complies with California Green Building Code Standards and local green building ordinances (Land Use Element: Sustainable Development). The City currently requires compliance with both California Green Building Code Standards and locally-adopted amendments citywide. Standard E.3.8.01 states that all citywide sustainability codes or requirements shall apply to the Plan area, unless the Plan area is explicitly exempted, which it is not.</p> <p>* Provide permitting incentives for energy efficient and solar building projects (Land Use Element: Sustainable Development). Section E.3.8 of the Specific Plan provides specific standards and guidelines for sustainable practices. Section E.3.1 would allow for the consideration of public benefit bonus intensity or height if a project were to exceed the standards stated Section E.3.8.</p> <p>* Support the use of electric vehicles; where appropriate. Provide electric recharging facilities (Circulation Element: Local Circulation; see also Mitigation Measure GHG-2 below). Mitigation Measure GHG-2a (below) has been incorporated into the Specific Plan.</p> <p>* Allow developers to reach agreements with auto-oriented shopping center owners to use commercial parking lots as park-and-ride lots and multi-modal transfer sites (Circulation Element: Regional Circulation). The intent of the Specific Plan is to preserve and enhance community life, character and vitality through public space improvements, mixed use infill projects sensitive to the small town character of Menlo Park and improved connectivity. Auto oriented shopping centers are not envisioned in the Plan area.</p>				

Mitigation Monitoring and Reporting Program

Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
<p>* Eliminate [or reduce] parking requirements for new development in the Specific Plan area (Circulation Element: Parking). The Final Specific Plan has been modified to provide for lower parking rates in the station area and station area sphere of influence. ? Encourage developers to agree to parking sharing between different land uses (Circulation Element: Parking). This is permitted by existing City policies and reinforced in the Specific Plan through allowed shared parking reductions (Section F.8).</p> <p>* Require developers to provide preferential parking for low emissions and carpool vehicles (Circulation Element: Parking). These are included as strategies that may be included in a Transportation Demand Management (TDM) program (Section F.10).</p> <p>* Minimize impervious surfaces in new development and reuse project in the Specific Plan area (Conservation Element: Water Conservation). Section 4.8, Hydrology and Water Quality, of this EIR includes a discussion of existing grading, drainage and hydrology requirements and Specific Plan guidelines to limit impervious surfaces in the Plan area.</p> <p>* Require fireplaces installed in residential development to be energy efficient in lieu of open hearth. Prohibit the installation of wood burning devices (Conservation Element: Energy Conservation). The City of Menlo Park Municipal Code includes Section 12.52, Wood Burning Appliances, to control the use of wood burning devises.</p>				

Mitigation Monitoring and Reporting Program				
Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
* Sealing of HVAC ducts. This is a project level BAAQMD measure that requires the developer to obtain third party HVAC commissioning to ensure proper sealing of ducts and optimal heating and cooling efficiencies. BAAQMD estimated that this measure reduces air conditioning electrical demand by 30 percent. The California Energy commission estimates that air conditioning electrical demand represents approximately 20 percent of total demand for a single family residence and this measure would reduce electrical-related GHG emissions by approximately 100 metric tons/year of CO2e. The City currently requires testing of heating and cooling ducts for all newly constructed buildings.				
<i>Specific Plan EIR Impact GHG-2: The Specific Plan could conflict with applicable plans, policies or regulations of an agency with jurisdiction over the Specific Plan adopted for the purpose of reducing the emissions of GHGs. (Significant)</i>				
Mitigation Measure GHG-2a: All residential and/or mixed use developments of sufficient size to require LEED certification under the Specific Plan shall install one dedicated electric vehicle/plug-in hybrid electric vehicle recharging station for every 20 residential parking spaces provided. Per the Climate Action Plan the complying applicant could receive incentives, such as streamlined permit processing, fee discounts, or design templates.	Install one dedicated electric vehicle/plug-in hybrid electric vehicle recharging station for every 20 residential parking spaces	Simultaneous with project application submittal	Project sponsor(s)	CDD
HAZARDOUS MATERIALS				
<i>Specific Plan EIR Impact HAZ-1: Disturbance and release of contaminated soil during demolition and construction phases of the project, or transportation of excavated material, or contaminated groundwater could expose construction workers, the public, or the environment to adverse conditions related to hazardous materials handling. (Potentially Significant)</i>				

Mitigation Monitoring and Reporting Program				
Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
<p>Mitigation Measure HAZ-1: Prior to issuance of any building permit for sites where ground breaking activities would occur, all proposed development sites shall have a Phase I site assessment performed by a qualified environmental consulting firm in accordance with the industry required standard known as ASTM E 1527-05. The City may waive the requirement for a Phase I site assessment for sites under current and recent regulatory oversight with respect to hazardous materials contamination. If the Phase I assessment shows the potential for hazardous releases, then Phase II site assessments or other appropriate analyses shall be conducted to determine the extent of the contamination and the process for remediation. All proposed development in the Plan area where previous hazardous materials releases have occurred shall require remediation and cleanup to levels established by the overseeing regulatory agency (San Mateo County Environmental Health (SMCEH), Regional Water Quality Control Board (RWQCB) or Department of Toxic Substances Control (DTSC) appropriate for the proposed new use of the site. All proposed groundbreaking activities within areas of identified or suspected contamination shall be conducted according to a site specific health and safety plan, prepared by a licensed professional in accordance with Cal/OHSA regulations (contained in Title 8 of the California Code of Regulations) and approved by SMCEH prior to the commencement of groundbreaking.</p>	<p>Prepare a Phase I site assessment.</p> <p>If assessment shows potential for hazardous releases, then a Phase II site assessment shall be conducted.</p> <p>Remediation shall be conducted according to standards of overseeing regulatory agency where previous hazardous releases have occurred.</p> <p>Groundbreaking activities where there is identified or suspected contamination shall be conducted according to a site-specific health and safety plan.</p>	<p>Prior to issuance of any grading or building permit for sites with groundbreaking activity.</p>	<p>Qualified environmental consulting firm and licensed professionals hired by project sponsor(s)</p>	<p>CDD</p>
<p>Specific Plan EIR Impact HAZ-3: Hazardous materials used on any individual site during construction activities (i.e., fuels, lubricants, solvents) could be released to the environment through improper handling or storage. (Potentially Significant)</p>				
<p>Mitigation Measure HAZ-3: All development and redevelopment shall require the use of construction Best Management Practices (BMPs) to control handling of hazardous materials during construction to minimize the potential negative effects from accidental release to groundwater and soils. For projects that disturb less than one acre, a list of BMPs to be implemented shall be part of building specifications and approved of by the City Building Department prior to issuance of a building permit.</p>	<p>Implement best management practices to reduce the release of hazardous materials during construction.</p>	<p>Prior to building permit issuance for sites disturbing less than one acre and on-going during construction for all project sites</p>	<p>Project sponsor(s) and contractor(s)</p>	<p>CDD</p>

Mitigation Monitoring and Reporting Program				
Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
NOISE				
<i>Specific Plan EIR Impact NOI-1: Construction activities associated with implementation of the Specific Plan would result in substantial temporary or periodic increases in ambient noise levels in the Specific Plan area above levels existing without the Specific Plan and in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. (Potentially Significant)</i>				
<p>Mitigation Measure NOI-1a: Construction contractors for subsequent development projects within the Specific Plan area shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds, etc.) when within 400 feet of sensitive receptor locations. Prior to demolition, grading or building permit issuance, a construction noise control plan that identifies the best available noise control techniques to be implemented, shall be prepared by the construction contractor and submitted to the City for review and approval. The plan shall include, but not be limited to, the following noise control elements:</p> <p>* Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler shall achieve lower noise levels from the exhaust by approximately 10 dBA. External jackets on the tools themselves shall be used where feasible in order to achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible;</p> <p>* Stationary noise sources shall be located as far from adjacent receptors as possible and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible; and</p>	<p>A construction noise control plan shall be prepared and submitted to the City for review.</p> <p>Implement noise control techniques to reduce ambient noise levels.</p>	<p>Prior to demolition, grading or building permit issuance</p> <p>Measures shown on plans, construction documents and specification and ongoing through construction</p>	<p>Project sponsor(s) and contractor(s)</p>	<p>CDD</p>

Mitigation Monitoring and Reporting Program				
Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
* When construction occurs near residents, affected parties within 400 feet of the construction area shall be notified of the construction schedule prior to demolition, grading or building permit issuance. Notices sent to residents shall include a project hotline where residents would be able to call and issue complaints. A Project Construction Complaint and Enforcement Manager shall be designated to receive complaints and notify the appropriate City staff of such complaints. Signs shall be posted at the construction site that include permitted construction days and hours, a day and evening contact number for the job site, and day and evening contact numbers, both for the construction contractor and City representative(s), in the event of problems.				
Mitigation Measure NOI-1b: Noise Control Measures for Pile Driving: Should pile-driving be necessary for a subsequently proposed development project, the project sponsor would require that the project contractor predrill holes (if feasible based on soils) for piles to the maximum feasible depth to minimize noise and vibration from pile driving. Should pile-driving be necessary for the proposed project, the project sponsor would require that the construction contractor limit pile driving activity to result in the least disturbance to neighboring uses.	If pile-driving is necessary for project, predrill holes to minimize noise and vibration and limit activity to result in the least disturbance to neighboring uses.	Measures shown on plans, construction documents and specifications and ongoing during construction	Project sponsor(s) and contractor(s)	CDD
Mitigation Measure NOI-1c: The City shall condition approval of projects near receptors sensitive to construction noise, such as residences and schools, such that, in the event of a justified complaint regarding construction noise, the City would have the ability to require changes in the construction control noise plan to address complaints.	Condition projects such that if justified complaints from adjacent sensitive receptors are received, City may require changes in construction noise control plan.	Condition shown on plans, construction documents and specifications. When justified complaint received by City.	Project sponsor(s) and contractor(s) for revisions to construction noise control plan.	CDD
<i>Specific Plan EIR Impact NOI-3: The Specific Plan would introduce sensitive receptors to a noise environment with noise levels in excess of standards considered acceptable under the City of Menlo Park Municipal Code. (Potentially Significant)</i>				

Mitigation Monitoring and Reporting Program				
Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
Mitigation Measure NOI-3: Interior noise exposure within homes proposed for the Specific Plan area shall be assessed by a qualified acoustical engineer to determine if sound rated walls and windows would be required to meet the Title 24 interior noise level standard of 45 dBA, Ldn. The results of each study shall be submitted to the City showing conceptual window and wall assemblies with Sound Transmission Class (STC) ratings necessary to achieve the noise reductions for the project to satisfy the interior noise criteria within the noise environment of the Plan area.	Interior noise exposure assessed by qualified acoustical engineer and results submitted to City showing conceptual window and wall assemblies necessary to meet City standards.	Simultaneous with submittal for a building permit.	Project sponsors(s) and contractor(s)	CDD
TRANSPORTATION, CIRCULATION AND PARKING				
<i>Specific Plan EIR Impact TR-1: Traffic from future development in the Plan area would adversely affect operation of area intersections. (Significant)</i>				
Mitigation Measures TR-1a through TR-1d: (see EIR for details)	Payment of fair share funding.	Prior to building permit issuance.	Project sponsor(s)	PW/CDD
<i>Specific Plan EIR Impact TR-2: Traffic from future development in the Plan area would adversely affect operation of local roadway segments. (Significant)</i>				
Mitigation Measure TR-2: New developments within the Specific Plan area, regardless of the amount of new traffic they would generate, are required to have in-place a City-approved Transportation Demand Management (TDM) program prior to project occupancy to mitigate impacts on roadway segments and intersections. TDM programs could include the following measures for site users (taken from the C/CAG CMP), as applicable: <ul style="list-style-type: none"> * Commute alternative information; * Bicycle storage facilities; * Showers and changing rooms; * Pedestrian and bicycle subsidies; * Operating dedicated shuttle service (or buying into a shuttle consortium); * Subsidizing transit tickets; * Preferential parking for carpoolers; * Provide child care services and convenience shopping within * Van pool programs; * Guaranteed ride home program for those who use alternative * Parking cashout programs and discounts for persons who carpool, vanpool, bicycle or use public transit; * Imposing charges for parking rather than providing free parking; 	Develop a Transportation Demand Management program.	Submit draft TDM program with building permit. City approval required before permit issuance. Implementation prior to project occupancy.	Project sponsor(s)	PW/CDD - STATUS: IN PROGRESS - An initial draft TDM plan has been submitted, but needs to be revised concurrent with the building permit.

Mitigation Monitoring and Reporting Program				
Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
* Providing shuttles for customers and visitors; and/or * Car share programs.				

Additional Comments Received after Staff Report Publication

From: [Stephen Mehl](#)
To: [Wolosin, Jen](#); [PlanningDept](#)
Subject: [Sent to Planning]1550 El Camino project - comments to be submitted to Regular Meeting 10 Jan 2022 7:00 pm
Date: Monday, January 10, 2022 3:40:53 PM

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Hello Ms Wolosin and Members of the Planning Commission --

Several months ago I visited the presentation of the model and architectural renderings of the building.

In my opinion it had an ugly frontage facing San Antonio.

The first floor of the building facing San Antonio consisted of the essentially blank exterior walls of the units' garages that have entrances from the parking lot.

Please require the design of this large expanse of wall surface to contain architectural elements such as decoration, sculpture, etc.

or

require the wall to be fronted by fast-growing plants or trees

Even garage doors facing San Antonio would be more attractive than the renderings I saw.

Thank you for your consideration,

Stephen Mehl
San Antonio St, Menlo Park



STAFF REPORT

Planning Commission

Meeting Date: 1/10/2022
Staff Report Number: 22-004-PC

Public Hearing: **Cyrus Sanandaji/1300 El Camino Real/Signage Amendment to the Zoning Ordinance**

Recommendation

Staff recommends that the Planning Commission take the following actions on the proposed project:

Adopt a resolution recommending that the City Council adopt an ordinance approving a Zoning Ordinance text amendment to modify Municipal Code Chapter 16.92 (Signs-Outdoor Advertising) to allow increased signage for certain large projects within the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district.(Attachment A).

Policy Issues

The Planning Commission should consider whether to make a recommendation to the City Council on the proposed Zoning Ordinance text amendment, including the revised formulas for calculating permitted signage based on street frontage lengths and commercial gross floor area, and a requirement for approval of a Master Sign Program by the Planning Commission. The Planning Commission will need to consider the potential amendments to the Sign Ordinance and whether the changes would be consistent with the City's General Plan and Specific Plan. The City Council will ultimately consider whether the required findings can be made for the proposed Zoning Ordinance text amendment.

Background

The City Council approved the 1300 El Camino Real project (also known at the time as "Station 1300" and currently called "Springline") on January 24 and February 7, 2017. The project is a mixed-use development consisting of non-medical office, residential, and community-serving uses on a 6.4-acre site, with a total of approximately 220,000 square feet of non-residential uses and 183 dwelling units. Applicable entitlements and agreements for this project included Architectural Control, Development Agreement, Tentative Map, Use Permit, Heritage Tree Removal Permits, and Below Market Rate (BMR) Housing Agreement.

On November 22, 2021, the Planning Commission conditionally approved revisions to the project that would increase its gross floor area by approximately 9,000 square feet, of which about 4,000 square feet would be commercial (office and community serving uses). The additional gross floor area required approval of Specific Plan amendments to increase the maximum Public Benefit Bonus-level floor area ratio (FAR) from 1.50 to 1.55 in the ECR NE-R District under certain circumstances, and an amendment to the approved Development Agreement. On December 7, 2021, the City Council held a public hearing and voted affirmatively to introduce two ordinances to amend the Specific Plan and the Development Agreement. On December 14, 2021, the City Council adopted the two ordinances.

The City Council previously directed that revisions be pursued to allow larger Specific Plan projects to receive larger signage allocations, subject to discretionary review. However, the drafting of these Sign

Ordinance and/or Specific Plan changes has been delayed and was not included as a City Council priority in 2020 or 2021. In consultation with staff, Springline has now proposed a Zoning Ordinance text amendment to increase the permitted signage for larger projects, which would apply to the entire El Camino Real/Downtown Specific Plan (“Specific Plan”) area, encompassing El Camino Real, the Caltrain station area and downtown Menlo Park. A map of the Specific Plan area is included as Attachment B.

On October 18, 2021, the Planning Commission held a study session on a previous proposal for a Zoning Ordinance text amendment to modify Municipal Code Chapter 16.92 (Signs-Outdoor Advertising) for larger projects within the Specific Plan area. Planning Commissioners provided the following feedback on the proposed Zoning Ordinance text amendments:

- General support for allowing larger projects within the Specific Plan, including Springline, additional signage to allow for successful commercial uses, especially retail;
- Concerns about the possibility of very large signs;
- Concerns that signs along upper floors would not be regulated more stringently than signs along the first floor;
- Concerns about multi-story buildings with cluttered signage and the amount of signage allowed for offices uses;
- Questions about the applicability of the proposed Zoning Ordinance amendments to other projects;
- Questions about how the signage allowed by the proposed amendments would compare to signage allowed in nearby jurisdictions; and
- Concerns about public outreach.

On December 13, 2021, the Planning Commission held a second study session on a revised proposal for a Zoning Ordinance text amendment to modify Municipal Code Chapter 16.92 (Signs-Outdoor Advertising) for larger projects within the Specific Plan area. At this meeting, the applicant discussed outreach they had done since the first meeting, including outreach at farmers’ markets. The applicant also updated their proposal with the following revisions:

- Removal of the provision that would have allowed additional signage area for properties with multistory buildings;
- Addition of a maximum sign area of 50 square feet for individual business signs;
- Limited office tenant signage to one sign per 100 feet of the applicable frontage and one ground-mounted monument sign per office building (with the provision that a frontage over 150 feet would be rounded up);
- Added an exemption from the signage area limits for project identification and directional signage on a property with a frontage on El Camino Real, including signage identifying an overall mixed-use development, and directional signage such as entries to parking garages.

Planning Commissioners provided the following feedback on the proposed Zoning Ordinance text amendments at the December 13, 2021 study session:

- General support for allowing larger projects within the Specific Plan, including Springline, additional signage to allow for successful commercial uses, especially retail;
- General support for the revisions made since the first study session;
- General support for limiting office tenant signage to one-half square foot of sign area per each linear foot of frontage;
- Concerns that signs along upper floors would not be regulated more stringently than signs along the first floor; and

- Questions about the Planning Commission's review of master sign programs.

Analysis

Project description

The proposed Zoning Ordinance text amendment to update the signage regulations in the Specific Plan area includes maintaining the current formula for calculating the maximum sign area based on the length of a project's frontage, while eliminating the 100 square foot cap on the total sign area for the primary frontage, as well as the 50 square foot cap on total signage per secondary frontage. The text amendment would also allow additional signage area, based on gross floor area, for projects with over 50,000 square feet of gross floor area.

Under the current Zoning Ordinance regulations, the entire Springline project would be allowed a total signage area of 100 square feet on El Camino Real, and 50 square feet each on Oak Grove Avenue and Garwood Avenue. Given the length of the frontages, these areas would be disproportionately small relative to the buildings, and could negatively affect the vibrancy of the community-serving/retail and office components of the project.

Similarly, the Middle Plaza (500 El Camino Real) project, a mixed-use development consisting of office, retail, and residential uses on an 8.4-acre site, with a total of approximately 10,286 square feet of retail/restaurant, 142,840 square feet of non-medical office, and 215 residential units, approved by the City Council on September 26 and October 10, 2017, would only be allowed 100 square feet of total signage as El Camino Real is its only street frontage.

Since the last study session, the applicant has revised the proposed Zoning Ordinance amendment, including the following revisions:

- Added additional language on the process for the proposed Master Sign Program review;
- Eliminated the restriction on project identification signage that would prevent the use of a generally known consumer product or corporate entity;
- Eliminated the exclusion/exemption concept for project identification and directional signage and replaced it with an additional allowance of signage area based on the gross floor area of the overall project; and
- Revised the limit on office tenant signage to instead apply a limit on upper level commercial signage for buildings with a mixture of office and other commercial uses.

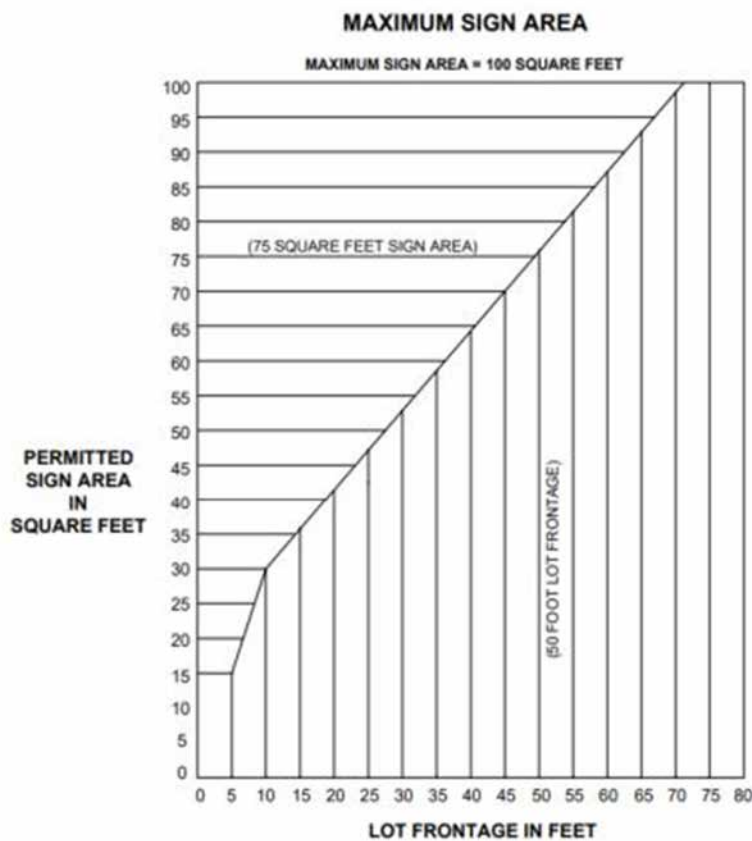
That applicant indicates the purpose of the revised proposal is to clarify the Planning Commission's review of Master Sign Programs, and achieve approximately the same amount of project signage as presented at the second study session while avoiding possible legal issues if the text amendment utilizes "content-based" criteria.

The proposed ordinance amendment would amend Section 16.92.110 of the Zoning Ordinance with the underlined text:

Section 16.92.110(2): Such signs will not exceed in total display area, measured in square feet, the ratio of total display area to lot primary frontage as shown on the attached graph, entitled "Figure No. 1," incorporated herein, and made a part of this chapter. The maximum display area permitted for any lot, regardless of the number of uses or tenants housed on a single lot, is one hundred square feet. Notwithstanding the above,

the one hundred square foot maximum shall not apply to lots located within the ECR/D-SP zoning district with primary frontage along El Camino Real, which may be permitted larger total display areas, subject to Planning Commission approval of a Master Sign Program, consistent with the following formulas: (a) for non-residential uses, the maximum display area permitted for a lot with frontage along El Camino Real shall be determined by the formula used in Figure 1 ($30' + ((\text{Frontage Length} - 10') \times (8/7))$) without regard to the one hundred square foot maximum. For any additional signage area authorized pursuant to this exception, the following standards shall also apply: (1) any individual sign shall be limited to a maximum of 50 square feet, and the total area of signage for a single project shall be limited to a maximum of 1,000 square feet per frontage (excluding any additional signage allocation for project identification, directional signage, or other signage allowed pursuant to Section 16.92.110(9)), and (2) for buildings with a mixture of office and other commercial uses, the total display area of signs above the ground floor level of a building on any frontage shall be limited to one-half a square foot of signage for each linear foot of frontage.

Figure 1



Section 16.92.110(3): In the case of parcels of land having secondary frontage, signs may be located on such frontage, provided that the total sign area thereon shall not exceed one-half the maximum sign area allowed by Figure No 1 for such secondary frontage, and further provided that, subject to Planning Commission approval of a Master Sign Program, for any parcel within the ECR/D-SP zoning district with frontage on a street other than El Camino Real, the maximum total sign area on that frontage shall not exceed the formula of $(0.5 \times (30 + ((\text{non-ECR Frontage} - 10) \times (8/7)))$ without regard to the 100 square foot maximum (50 square feet on secondary frontages) that applies in zoning districts other than the ECR-D-SP zoning district. The additional limitations on signage above the ground level pursuant to the exception set forth in 16.92.110(2) shall also apply to such secondary frontage signage.

Section 16.92.110(9): Additional Signage for Large Projects in ECR/D-SP Zoning District. Within the ECR/D-SP zoning district, any project with a gross floor area in excess of 50,000 square feet shall be permitted additional signage area beyond that authorized under Section 16.92.110(2) and (3), with such additional signage area to be calculated at one square foot of additional signage area for each 1,000 square feet of a project's commercial gross floor area. Such additional signage area shall first be used for purposes of identifying the overall name of the project and directional signage, and any remaining area may be used for other signage purposes. Because project identification signage area may be located at a visually-prominent position, the restriction on signage above the ground level set forth in Section 16.92.110(2) shall not apply to any signage identifying the name of the overall project.

Section 16.92.110(10): Within the ECR/D-SP zoning district, any signage permitted pursuant to Section 16.92.110(9), and any signage in excess of 100 square feet on the primary frontage or in excess of 50 square feet on a secondary frontage, shall require the review and approval of a Master Sign Program for the subject property. The review and approval of a Master Sign Program shall be subject to the following process:

(A) Prior to the installation of any signage on a property, the owner of the property shall submit an application for a Master Sign Program which identifies the number, size(s), locations (or alternative locations), structural design and materials of each type of signage proposed for the property and how those signs comply with the City's applicable design guidelines for signs.

(B) Following review by the director of community development or his/her designee, the proposed Master Sign Program shall be reviewed by the Planning Commission at a public hearing. The proposed Master Sign Program shall be approved unless the Planning Commission finds that signage specified by the Master Sign Program would not be compatible and harmonious with the buildings on the property or would otherwise be substantially inconsistent with the City's design guidelines for signs. The Planning Commission will also have the authority to grant exceptions from the City's Sign Guidelines so long as such changes will be compatible and harmonious with the overall project.

(C) After a Master Sign Program has been approved by the Planning Commission, any signs erected and maintained on the subject property shall be in conformity with the approved Program, and shall be reviewed and approved by the director of community development or his/her designee.

(D) Any material amendments to an approved Master Sign Program shall be reviewed according to the same process and criteria as the initial Master Sign Program.

The applicant indicates in their project description letter, that previous iterations of the proposed text amendments were designed to accomplish the following:

- Maintain the current formula for calculating the maximum sign area based on the length of a project's frontage;
- For projects within the ECR/D-SP district, eliminate the 100 square foot "cap" on the total sign area for the primary frontage, as well as the 50 square foot "cap" on total signage per secondary frontage, provided that the maximum sign area on any frontage would be 1,000 square feet regardless of the length of the frontage;
- Establish a formula for calculating the maximum sign area for secondary frontages, or primary frontages not along El Camino Real, based on 50 percent of the (increased) maximum allowable signage area on the El Camino Real frontage;
- For any signage allowed on frontages, limit the area of any individual sign to a maximum of 50 square feet;
- For properties containing a mix of office and other commercial uses, provide that the number of signs identifying office tenants would be limited to one such sign for every 100 linear feet of frontage; and
- Provide additional area for commercial and office signage by exempting certain project identification and directional signage from the overall signage area limits.

The applicant indicates they made the following revisions as a result of feedback received at the second study session and from the City Attorney:

- Added additional language on the process for the proposed Master Sign Program review by the Planning Commission for projects seeking more than 100 square feet of signage per primary frontage (or more than 50 square feet per secondary frontage);
- Eliminated the restriction on project identification signage that would prevent the use of a generally known consumer product or corporate entity due to first amendment concerns;
- Eliminated the exclusion/exemption concept for project identification and directional signage and replaced it with an additional allowance of signage area for projects over 50,000 square feet in gross floor area, calculated at one square foot of additional signage area for each 1,000 square feet of a project's commercial gross floor area; and
- Revised the limit on office tenant signage to instead apply a limit on upper level commercial signage due to first amendment concerns. (Buildings with a mixture of office and other commercial uses would be limited to one-half a square foot of upper level signage for each linear foot of frontage.)

The updated proposal would allow projects in excess of 50,000 square feet of gross floor area additional signage area, which could be used for project information, directional signage or any other purpose. This additional signage area would equal one square foot of additional signage area for each 1,000 square feet of commercial gross floor area. This replaces a previously-proposed provision, included in the proposal reviewed at the second study session, which would have exempted project identification and directional signage from the sign area limit.

The Springline project includes approximately 224,0000 square feet of commercial gross floor area, meaning it would be allowed approximately 224 square feet of additional sign area. The applicant has indicated they anticipate using about 179 square feet for project identification and directional signage for the Springline project.

With the elimination of the proposed additional signage allowance for multistory buildings, which was proposed at the first study session, the Springline project would be limited to approximately 540 square feet of total signage along its El Camino Real frontage. With the inclusion of approximately 179 square feet for project identification and directional signage, Springline would have approximately 360 square feet for commercial (office and community serving uses) signage available. The applicant indicates 360 square feet of commercial signage would be insufficient for market needs. However, with the additional signage that would be allowed based on commercial gross floor area, Springline would be allowed the entire 540 square feet that would be allowed on Springline's El Camino Real frontage, after removal of the 100 square foot cap, to be used for commercial signage, and up to approximately 224 square feet for project identification and directional signage, although this signage area could also be used for other types of signage.

The applicant indicates their proposal would not subject El Camino Real to the proposed secondary frontage limitation because it is a unique corridor. However, for any project with a secondary frontage other than along El Camino Real, the amount of signage area would be limited to one half of what the proposed formula would permit on the primary frontage.

In addition, the applicant indicates they are also seeking additional flexibility, compared to the current regulations in the Sign Design Guidelines (Attachment C), with respect to signage letter sizes (maximum 24 inches in letter size for the retail level, and 30 inches for the upper level, office uses). In an effort to

streamline approval of the Zoning Ordinance text amendment, the applicant did not include these in their current proposal but indicates they would incorporate this into a Master Sign Program, when site-specific factors can be taken into account. The applicant also indicates they are interested in developing a formula for how sign area is allocated between multiple tenants in a single building that would be incorporated into their Master Sign Program.

The applicant has submitted a revised project description letter (Attachment D) and a revised massing study (Attachment E) with a series of elevation sheets that illustrate the various signs that could be permitted by the proposed text amendments, visible from Springline's three frontages (El Camino, Oak Grove, and Garwood). It should be noted, the elevations, which also show possible signage locations, are only for illustrative purposes. If the text amendments are approved by City Council, Springline, like other projects utilizing the new regulations, would be required to submit a Master Sign Program for review and action by the Planning Commission.

Middle Plaza

As previously noted, the Middle Plaza at 500 El Camino Real project was approved by the City Council in 2017 with office, retail, and residential uses on an 8.4-acre site, with a total of approximately 10,286 square feet of retail/restaurant, 142,840 square feet of non-medical office, and 215 residential units. The property has approximately 1,600 feet of frontage along El Camino Real but under the current regulations would only be allowed 100 square feet of signage since it does not have a secondary frontage. The sign consultant for the project submitted a letter (Attachment F) of support for the Zoning Ordinance amendments as well plans showing a preliminary signage proposal for the Middle Plaza project.

Similar to the Springline project, the Middle Plaza property was created when several smaller parcels were merged to allow for a large mixed-use development. The permitted signage for each of the previous parcels was calculated based on their individual frontages, so with the merger of the parcels the permitted signage along the frontage of the previous parcels was greatly reduced. This type of large mixed-use development did not exist in the City when the current signage regulations were put in place, and like the Springline project, Middle Plaza has indicated they will not be able to attract commercial tenants without the allowance for additional signage.

Other Properties in Specific Plan

Some properties within the Specific Plan area, which developed before the Specific Plan went into effect, were developed under Planned Development permits or Conditional Development permits, which allowed approval of master sign programs that exceeded the sign area permitted by the Zoning Ordinance. For example, Menlo Station (700-800 El Camino Real), which includes several large businesses fronting along El Camino Real, including Big 5 Sporting Goods, BevMo, CVS Pharmacy, Menlo Park Mongolian Barbeque, Atherton Fine Art, and Lens Crafters, was developed under a Planned Development permit and includes a master sign program.

Similarly, the shopping center that includes Safeway, located at 525 to 625 El Camino Real, was developed under a Conditional Development Permit, which establishes a master sign program for the site with a maximum allowed sign area of 502 square feet.

The Specific Plan does not allow Planned Development permits or Conditional Development permits. A project in the Specific Plan could potentially apply for a sign variance, but the required variance findings would likely be difficult to make since the same hardship circumstances would apply to several parcels. As a result, newer projects such as Springline and Middle Plaza, may not be able to exceed the Zoning Ordinance signage limitations without the proposed Zoning Ordinance text amendment. Additionally, such projects would have difficulty attracting tenants without certainty about the amount of signage the entire

project is allowed.

Consistency with the General Plan and Specific Plan

General Plan Policy LU-4.D, states the Municipal Code requirements and design guidelines for off-site and on-site signage should be updated while providing for a method to encourage high-quality design in advertising for Menlo Park businesses. The proposed text amendments support this policy by allowing large Specific Plan parcels the signage area they need to attract tenants, while requiring review by the Planning Commission of a Master Sign Program to ensure high quality design.

The Specific Plan includes a guiding principle to “Generate Vibrancy” within the Specific Plan, with a mix of retail, residential, and office uses. Larger, mixed-use developments will help create vibrancy but they require additional sign area in order to attract commercial tenants and for those tenants to be successful. The proposed text amendment would allow the needed sign area for projects such as Springline and Middle Plaza to attract and support successful retail and office tenants.

Other jurisdictions

Staff has reviewed the signage regulations in the Cities of Palo Alto and Redwood City as a comparison to the proposed Zoning Ordinance amendments since these cities have similar commercial corridors along El Camino Real. Although it's difficult to compare different types of regulations, the City of Palo Alto, appears to allow about the same amount of signage as the proposed Zoning Ordinance text amendment for similar projects, while the City of Redwood City, appears to allow more signage for similar projects, especially within its Downtown Precise Plan. As a result, Menlo Park's current signage ordinance places businesses on large parcels at a disadvantage compared to businesses on similar parcels in Palo Alto or Redwood City. The signage regulations of these two cities are further discussed below.

City of Palo Alto

For properties with 200 feet or more of frontage, the City of Palo Alto allows free standing signs up to five feet in height along commercial properties on El Camino Real up to a maximum of approximately 62 square feet in size, and free standing signs over five feet in height up to a maximum of approximately 72 square feet in size. One free standing sign is also permitted for each frontage and one additional sign is permitted for any portion of frontage in excess of 250 feet. In the case of frontage in excess of 250 feet, the portion of the frontage in excess of 250 feet is used to determine the size of the second free standing sign.

Palo Alto also allows wall signs based on wall area, which is defined as the height times the width of the wall on which the sign is located. In some commercial zones, up to 132 square feet of signage is permitted for a wall area of 5,000 square feet. In addition, for wall areas that exceed 5,000 square feet, the sign area may be increased by seven square feet for each 500 square feet of wall area, but no sign may exceed 203 square feet. Palo Alto requires design review for new and replacement signs, which may reduce the overall size permitted.

The proposed Zoning Ordinance text amendment would allow Springline 540 square feet of total signage along El Camino Real, where it has 456 feet of frontage. As a comparison, if Springline were located along El Camino Real in the City of Palo Alto, it would be allowed 203 square feet of signage for each of the office buildings, in addition to two free standing signs, for a total of approximately 550 square feet of signage along El Camino Real.

City of Redwood City

Redwood City's Downtown Precise Plan Area consists of approximately one hundred eighty-three acres within the City's historic center and provides specific signage regulations within the plan area, which includes portions of El Camino Real. Within the Precise Plan, each establishment is allowed one and one-

half square feet of total sign for each foot of street frontage. For multi-tenant buildings, each establishment is calculated individually. Outside of the Precise Plan, the sign area does not apply individually and all tenants must be within the maximum size calculated as one and one-half square feet of total sign area for each foot of street frontage.

The signage regulations in the Precise Plan also include signs that do not count towards the total sign area permitted based on the length of the street frontage. For example, designated street frontages within the plan are allowed “Grand Projecting Signs”, which are tall, large, vertically oriented signs that project from the building perpendicular to the façade and are structurally integrated into the building. One projecting sign may be permitted per establishment.

The Precise Plan also allows “Grand Wall Signs”, which are large signs located on, and parallel to, large unfenestrated building wall areas, along certain streets. “Grand Wall Signs” may only be located on unfenestrated wall areas of at least 2,000 square feet in size. Only one “Grand Wall Sign” is permitted per establishment per façade but the area of “Grand Wall Signs” does not count towards the total sign area permitted based on street frontage. The total area of a “Grand Wall Sign” is not permitted to exceed 1,000 square feet or 25 percent of the total wall area, whichever is less.

Additionally, other signs of various sizes are permitted by Redwood City’s Downtown Precise Plan, such as marquee signs (canopy-like structures mounted over the entrance to a theater), which do not count towards the total sign area permitted based on street frontage.

As noted above, the proposed Zoning Ordinance text amendment would allow Springline 540 square feet of total signage along El Camino Real, where it has 456 feet of frontage. If Springline was located along El Camino Real in the City of Redwood City, but outside the Precise Plan, it would be allowed 684 square feet of signage along El Camino Real. If Springline was located within Redwood City’s Precise Plan, it would be allowed 684 square feet of signage per establishment or business, as well as additional signage as described above.

Correspondence

As previously mentioned, staff received one item of correspondence from the sign consultant for Middle Plaza prior to the second study session, which included drawings of their proposed signage locations and is again included as Attachment F for ease of reference. The applicant indicates they have conducted outreach including discussions within the local community and working with the Chamber of Commerce. Additionally, the applicant indicates the Chamber of Commerce has hosted them at several farmers markets including, most recently, on December 5 and December 8, 2021 at the Bon Marché Wednesday evening farmers market.

Conclusion

The Zoning Ordinance currently only allows disproportionately small sign areas relative to the buildings on larger parcels, and could negatively affect the vibrancy of the community-serving/retail and office components of such projects within the Specific Plan. The proposed Zoning Ordinance text amendment to modify Municipal Code Chapter 16.92 (Signs Outdoor Advertising) would allow businesses on large parcels within the Specific Plan sufficient signage to be successful. The increased signage that would be permitted by the text amendment uses the same formula that would remain in place throughout the City, but would remove the caps for primary and secondary frontages to allow larger parcels with the Specific Plan to attract businesses and allow those businesses sufficient signage to be successful. Upper level signage would be further limited, and some additional signage would be permitted based on gross floor area. The proposed text amendment would allow comparable or smaller sign areas than those for similar projects/parcels in the Cities of Palo Alto and Redwood City. Staff recommends that the Planning Commission adopt a resolution recommending that the City Council approve a Zoning Ordinance text amendment to modify Municipal Code Chapter 16.92

(Signs-Outdoor Advertising) to allow increased signage for certain large projects within the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district.

Impact on City Resources

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

Environmental Review

The proposed Zoning Ordinance text amendment to modify Municipal Code Chapter 16.92 (Signs Outdoor Advertising) is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there is no possibility of significant environmental effects occurring as a result of the adoption of the text amendment to the Municipal Code.

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 the Specific Plan and within a 300-foot radius of the Specific Plan.

Attachments

- A. Draft Planning Commission Resolution Recommending that the City Council Approve Proposed Specific Plan Amendments
 - Exhibits to Attachment A:
 - Amendment to the Zoning Ordinance
- B. Location Map
- C. Hyperlink: Sign Design Guidelines:
<https://www.menlopark.org/DocumentCenter/View/254/Sign-and-Awning-Design-Guidelines>
- D. Project Description Letter
- E. Springline Preliminary Signage Proposal
- F. Middle Plaza Preliminary Signage Proposal and Letter

Report prepared by:
Corinna Sandmeier, Acting Principal Planner

Report review by:
Kyle Perata, Acting Planning Manager

January 10, 2022

PLANNING COMMISSION RESOLUTION NO. 2022-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK RECOMMENDING THAT THE CITY COUNCIL APPROVE A PROPOSED ZONING ORDINANCE TEXT AMENDMENT TO MODIFY MUNICIPAL CODE CHAPTER 16.92 (SIGNS-OUTDOOR ADVERTISING) TO ALLOW INCREASED SIGNAGE FOR CERTAIN LARGE PROJECTS WITHIN THE SP-ECR/D (EL CAMINO REAL/DOWNTOWN SPECIFIC PLAN) ZONING DISTRICT

WHEREAS, the City of Menlo Park (“City”) received an application requesting a Zoning Ordinance text amendment from Cyrus Sanandaji, Presidio Bay Ventures (“Applicant”), on behalf of the property owner Real Social Good Investments, LLC (“Owner”) of a project located at 1300 El Camino Real (APN 061-430-490), for a Zoning Ordinance text amendment to modify Municipal Code Chapter 16.92 (Signs Outdoor Advertising) to allow increased signage for certain large projects within the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district; and

WHEREAS, the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district encompasses El Camino Real, the Caltrain station area and downtown Menlo Park, and supports a variety of uses, including, retail, personal services, restaurants, business and professional offices, residential uses, public and semi-public uses, and transit uses; and

WHEREAS, the Zoning Ordinance currently allows a maximum of 100 square feet of signage for a parcel’s primary frontage and 50 square feet of signage for a parcel’s secondary frontage, regardless of the length of the frontages or the total size of the parcel; and

WHEREAS, the Zoning Ordinance currently allows the approved Springline project at 1300 El Camino Real, a mixed-use development consisting of non-medical office, residential, and community-serving uses on an approximately 6.4-acre site, with a total of approximately 224,000 square feet of non-residential uses and 183 dwelling units, a total signage area of 100 square feet on El Camino Real, and 50 square feet each on Oak Grove Avenue and Garwood Avenue; and

WHEREAS, the Zoning Ordinance currently allows the approved Middle Plaza at 500 El Camino Real project, a mixed-use development consisting of office, retail, and residential uses on an approximately 8.4-acre site, with a total of approximately 10,286 square feet of retail/restaurant, 142,840 square feet of non-medical office, and 215 residential units, only 100 square feet of total signage as El Camino Real is it’s only street frontage; and

WHEREAS, given the length of the frontages of the Springline, Middle Plaza and similar projects, the permitted square footages for all signs visible from the right-of-way would be disproportionately small relative to the size of the buildings and would negatively

affect the vibrancy of the office and non-office commercial, including community-serving retail and restaurant, components of these projects; and

WHEREAS, the City's General Plan Policy LU-4.D, states the Municipal Code requirements and design guidelines for off-site and on-site signage should be updated while providing for a method to encourage high-quality design in advertising for Menlo Park businesses; and

WHEREAS, other nearby jurisdictions, including the Cities of Palo Alto and Redwood City, allow far more signage along El Camino Real and their downtown areas for parcels with over 80 feet of linear frontage, providing a disadvantage for businesses located on such large parcels within the City of Menlo Park; and

WHEREAS, the proposed Zoning Ordinance text amendment would (1) maintain the current formula for calculating the maximum sign area based on the length of a project's frontage and allow increased signage by eliminating the 100-square foot "cap" on the total sign area for the primary frontage (along El Camino Real), as well as the 50 square foot "cap" on total signage per secondary frontage, provided that the maximum sign area on any frontage would be 1,000 square feet regardless of the length of the frontage, (2) allow additional signage for projects over 50,000 square feet in gross floor area, calculated at one square foot of additional signage area for each 1,000 square feet of a project's commercial gross floor area, to be first used for purposes of identifying the overall name of the project and directional signage, with any remaining area permitted to be used for other signage purposes; (3) limit the area of any individual sign to a maximum of 50 square feet; (4) limit upper level signage to one-half a square foot of signage for each linear foot of frontage, for buildings with a mixture of office and other commercial uses, and (5) require Planning Commission approval of a Master Sign Program for any project utilizing these proposed provisions of the Zoning Ordinance; and

WHEREAS, the City, as lead agency, pursuant to the California Environmental Quality Act and the CEQA Guidelines ("CEQA") finds that the proposed text amendment to modify Municipal Code Chapter 16.92 (Signs Outdoor Advertising) is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there is no possibility of significant environmental effects occurring as a result of the adoption of the text amendment to the Municipal Code since any projects that would utilize the additional signage permitted would undergo their own environmental review pursuant to CEQA; and

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

WHEREAS, at a duly and properly noticed public hearing held on January 10, 2022, the Planning Commission considered the proposed the Zoning Ordinance text amendment to modify Municipal Code Chapter 16.92 (Signs Outdoor Advertising) as more fully described herein and below, and in making its recommendations to the City Council, recommended the City Council find the proposed text amendment exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section

15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there is no possibility of significant environmental effects occurring as a result of the adoption of the text amendment to the Municipal Code; and

WHEREAS, the Planning Commission of the City of Menlo Park having fully reviewed, considered, and evaluated all the testimony and evidence submitted in this matter voted affirmatively to recommend that the City Council of the City of Menlo Park make findings that the proposed Zoning Ordinance text amendment to modify Municipal Code Chapter 16.92 (Signs Outdoor Advertising) is in compliance with all applicable State regulations and the City General Plan, and adopt an ordinance approving the proposed Specific Plan Amendments.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Menlo Park hereby recommends the following to the City Council:

Section 1: Recitals. That the City Council find that all of the facts in the Recitals are true and correct and incorporated and adopted as findings of the City Council as if fully set forth in this Resolution.

Section 2: Zoning Ordinance Text Amendment. That the City Council make the following findings that the Zoning Ordinance Text Amendment is in the public interest and will advance the health, safety, and general welfare of the City of Menlo Park and that the Zoning Ordinance Text Amendment is consistent with the Menlo Park General Plan.

Section 3: Approval of the Zoning Ordinance Text Amendment. That the City Council adopt an ordinance approving the proposed Zoning Ordinance text amendments attached hereto as Exhibit A and incorporated herein by this reference.

ENVIRONMENTAL REVIEW

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

A. The proposed text amendment to modify Municipal Code Chapter 16.92 (Signs Outdoor Advertising) is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there is no possibility of significant environmental effects occurring as a result of the adoption of the text amendment to the Municipal Code.

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 Revisions, shall continue in full force and effect unless amended or modified by the City.

I, Kyle Perata, Acting Planning Manager of the City of Menlo Park, do hereby certify that the above and foregoing Commission Resolution was duly and regularly passed and adopted at a meeting by said Commission on January __, 2022, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this ____ day of January, 2022.

Corinna Sandmeier
Acting Principal Planner
City of Menlo Park

Exhibits

A. Proposed Text Amendments to the Zoning Ordinance

Exhibit A

1. **Section 1** Section 16.92.110(2) of the Menlo Park Municipal Code is hereby amended to read as follows (Additions in underline, deletions in ~~strikethrough~~):

Section 16.92.110(2): Such signs will not exceed in total display area, measured in square feet, the ratio of total display area to lot primary frontage as shown on the attached graph, entitled "Figure No. 1," incorporated herein, and made a part of this chapter. The maximum display area permitted for any lot, regardless of the number of uses or tenants housed on a single lot, is one hundred square feet. Notwithstanding the above, the one hundred square foot maximum shall not apply to lots located within the ECR/D-SP zoning district with primary frontage along El Camino Real, which may be permitted larger total display areas, subject to Planning Commission approval of a Master Sign Program, consistent with the following formulas: (a) for non-residential uses, the maximum display area permitted for a lot with frontage along El Camino Real shall be determined by the formula used in Figure 1 ($30' + ((\text{Frontage Length} - 10') \times (8/7))$) without regard to the one hundred square foot maximum. For any additional signage area authorized pursuant to this exception, the following standards shall also apply: (1) any individual sign shall be limited to a maximum of 50 square feet, and the total area of signage for a single project shall be limited to a maximum of 1,000 square feet per frontage (excluding any additional signage allocation for project identification, directional signage, or other signage allowed pursuant to Section 16.92.110(9)), and (2) for buildings with a mixture of office and other commercial uses, the total display area of signs above the ground floor level of a building on any frontage shall be limited to one-half a square foot of signage for each linear foot of frontage.

2. **Section 2.** Section 16.92.110(3) of the Menlo Park Municipal Code is hereby amended to read as follows (Additions in underline, deletions in ~~strikethrough~~):

Section 16.92.110(3): In the case of parcels of land having secondary frontage, signs may be located on such frontage, provided that the total sign area thereon shall not exceed one-half the maximum sign area allowed by Figure No. 1 for such secondary frontage, and further provided that, subject to Planning Commission approval of a Master Sign Program, for any parcel within the ECR/D-SP zoning district with frontage on a street other than El Camino Real, the maximum total sign area on that frontage shall not exceed the formula of $(0.5 \times (30 + ((\text{non-ECR Frontage} - 10) \times 8/7))$ without regard to the 100 square foot maximum (50 square feet on secondary frontages) that applies in zoning districts other than the ECR-D-SP zoning district. The additional limitations on signage

above the ground level pursuant to the exception set forth in 16.92.110(2) shall also apply to such secondary frontage signage.

3. **Section 3** Sections 16.92.110(9) and 16.92.110(10) are hereby added to the Menlo Park Municipal Code to read as follows:

Section 16.92.110(9): Additional Signage for Large Projects in ECR/D-SP Zoning District. Within the ECR/D-SP zoning district, any project with a gross floor area in excess of 50,000 square feet shall be permitted additional signage area beyond that authorized under Section 16.92.110(2) and (3), with such additional signage area to be calculated at one square foot of additional signage area for each 1,000 square feet of a project's commercial gross floor area. Such additional signage area shall first be used for purposes of identifying the overall name of the project and directional signage, and any remaining area may be used for other signage purposes. Because project identification signage area may be located at a visually-prominent position, the restriction on signage above the ground level set forth in Section 16.92.110(2) shall not apply to any signage identifying the name of the overall project.

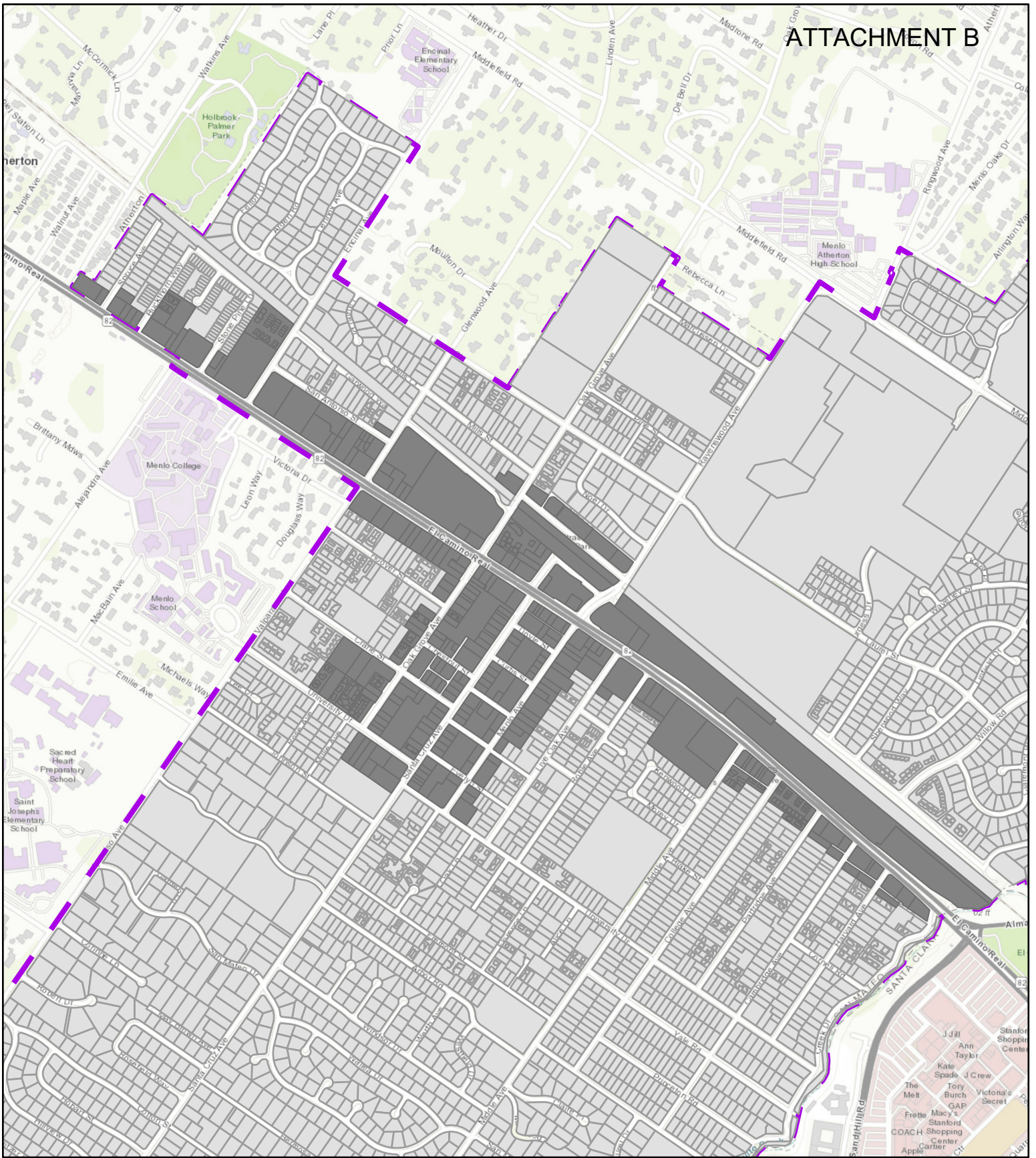
Section 16.92.110(10): Within the ECR/D-SP zoning district, any signage permitted pursuant to Section 16.92.110(9), and any signage in excess of 100 square feet on the primary frontage or in excess of 50 square feet on a secondary frontage, shall require the review and approval of a Master Sign Program for the subject property. The review and approval of a Master Sign Program shall be subject to the following process:

(A) Prior to the installation of any signage on a property, the owner of the property shall submit an application for a Master Sign Program which identifies the number, size(s), locations (or alternative locations), structural design and materials of each type of signage proposed for the property and how those signs comply with the City's applicable design guidelines for signs.

(B) Following review by the director of community development or his/her designee, the proposed Master Sign Program shall be reviewed by the Planning Commission at a public hearing. The proposed Master Sign Program shall be approved unless the Planning Commission finds that signage specified by the Master Sign Program would not be compatible and harmonious with the buildings on the property or would otherwise be substantially inconsistent with the City's design guidelines for signs. The Planning Commission will also have the authority to grant exceptions from the City's Sign Guidelines so long as such changes will be compatible and harmonious with the overall project.

(C) After a Master Sign Program has been approved by the Planning Commission, any signs erected and maintained on the subject property shall be in conformity with the approved Program, and shall be reviewed and approved by the director of community development or his/her designee.

(D) Any material amendments to an approved Master Sign Program shall be reviewed according to the same process and criteria as the initial Master Sign Program.



CITY OF MENLO PARK

LOCATION MAP

EL CAMINO REAL/DOWNTOWN SPECIFIC PLAN AREA



CITY OF
MENLO PARK

Scale: 1:12,000

Drawn By: CDS

Checked By: CDS

Date: 10/18/2021



Springline Project/Sign Ordinance Amendment
(Updated January 5, 2022)

Proposed Amendment to the Signs–Outdoor Advertising (Signage) Requirements
Applicable to the El Camino Real and Downtown Specific Plan Area

1. Introduction

When the City approved the Station 1300 Project (now renamed “Springline”) in January 2017, City staff’s recommendation acknowledged that the limitations on sign area in Chapter 16.92 of the City’s Code should be revised in order to make the Project commercially viable, and indicated a general intent that an amendment to authorize a more appropriate amount of display area should be considered prior to occupancy. Over the past several months, the new manager of the Project, Presidio Bay Ventures, has engaged in informal discussions with City staff about the scope of an amendment to the City’s signage ordinance, now that prospective tenants have been identified and more information is available regarding market conditions and tenant preferences. In order to ensure that this issue is presented to the City Council in a timely manner, Presidio Bay is now submitting an application for a Zoning Text Amendment (applicable solely to the area subject to the El Camino Real and Downtown Specific Plan) that would allow for signage appropriate to the Project’s scale and current market conditions. These amendments are intended to ensure that the Project’s community-serving retail and office components are successful, consistent with the outcome that we understand the City wants and deserves; in addition, the additional signage this amendment would allow should also be appropriate for the rest of the Specific Plan area.

The proposed amendments have undergone several iterations in response to feedback from the Planning Commission. The current proposal, which is discussed in greater detail below, is intended to be presented to the Planning Commission in January 2022 for a formal recommendation to the City Council.

By way of background, the previous iteration of the proposed text amendment presented to the Planning Commission in December 2021 was intended to accomplish the following objectives:

- Maintain the current formula for calculating the maximum sign area based on the length of a project’s frontage (although a more simplified formula that results in a very similar signage area may also be considered as previously discussed with City staff).
- For projects within the ECR/D-SP district, eliminate the 100 square foot “cap” on the total sign area for the primary frontage, as well as the 50 square foot “cap” on total signage per secondary frontage, provided that the maximum sign area on any frontage shall be 1,000 square feet regardless of the length of frontage.
- Establish a formula, also applicable only within the ECR/D-SP district, for calculating the maximum sign area for secondary frontages based on 50% of the (increased) maximum allowable signage area on the primary frontage.

- Provide additional area for commercial and office signage by exempting certain project identification and directional signage from the overall signage area limits (for reference, the Springline project will be requesting approximately 179 square feet of desired project identification and directional signage).
- For any signage allowed on frontages, limit the area of any individual sign to a maximum of 50 square feet.
- For properties containing a mix of office and other commercial uses, provide that the number of signs identifying office tenants would be limited to one such sign for every 100 linear feet of frontage.

As a result of feedback heard during the second Planning Commission study session, the Applicant has further revised the proposal as follows:

- Add a provision setting forth the process for a property owner to apply for, and for the Planning Commission to review/approve, a Master Sign Program for projects seeking more than 100 square feet of signage per frontage (or more than 50 square feet on secondary frontages).
- Revise the limit for commercial tenant signage to limit the overall office tenant sign area, rather than limit the number of signs, based on ratio of 1/2 square feet of commercial sign area for each linear foot of frontage.

In addition, two other changes are proposed based on input from the City Attorney:

- Eliminate the exclusion/exemption concept for project identification and directional signage and replace it with an additional allowance of signage area based on the gross floor area of the overall project. Specifically, the updated proposal adds a proposed amendment that allow larger projects in excess of 50,000 square feet of gross floor area additional signage area, which could be used for project information, directional signage and any additional signage purpose, based on a formula of one square foot of additional signage area for each 1,000 square feet of commercial gross floor area. This replaces the previously-proposed provision which would have exempted project identification and directional signage from the sign area limit. For the Springline project, with an overall commercial gross floor area of about 224,000 square feet, this additional allocation would result in approximately 224 square feet of additional sign area, of which the Springline project would anticipate using about 179 square feet for project identification and directional signage. This alternative approach would result in a very similar amount of overall allowable signage for the Springline project as the previously-suggested exclusion for project identification and directional signage.
- Revise the limit on office tenant signage to instead apply a limit on upper level commercial signage (i.e., regulate signage located above the ground level) due to first amendment concerns.

The purpose of these revisions is to achieve the same amount of project signage as that presented at the second study session while avoiding possible legal issues if the amendments utilize “content-based” criteria.

It is important to note that any signage that would be permitted pursuant to these proposed amendments would all be subject to the City’s existing Code and Sign Guidelines with regard to such factors as lighting, limitations on bright colors, etc. Once a Master Signage Program is approved by the Planning Commission, specific signs could be approved administratively so long as they are consistent with the Master Signage Program.

In support of the revised application, Presidio Bay Ventures is resubmitting the following information:

- A table that shows (1) the maximum permitted sign area on each frontage under the current regulations, (2) the increased sign area under the proposed formulas, and (3) the corresponding maximum sign area that could be permitted for the Project, based on frontage lengths, for illustrative purposes only.
- A massing study with a series of elevation sheets that illustrates the various signs that could be permitted by the proposed text amendments visible from the Project’s three frontages (El Camino, Oak Grove, and Garwood). (The elevations, which also show possible signage locations, are again for illustrative purposes only; assuming the text amendment is approved, any project would be required to submit a Master Sign Program for approval.)
- An updated explanation of the proposed text amendments and suggested amendment language.

The proposed language would allow the additional sign area which Presidio Bay Ventures believes is necessary to accommodate the minimum requirements or expectations for retail and office and other commercial tenants in today’s market and avoid “empty storefront” scenarios. This includes amendments to Section 16.92.110 subsection (2) for the primary frontage and subsection (3) for the secondary frontages, as well as a new Section 16.92.110 subsection (9) that provides an additional area allocation of signage applicable to larger projects greater than 50,000 square feet of commercial gross floor area that would help accommodate the Project’s identification and directional signage needs.

2. Context and Rationale

Our suggested approach to increasing sign area based on project dimensions (e.g., length of frontages) is informed by a number of considerations, as follows:

- In response to input from staff, we incorporated the current formula used for the “Figure 1” display area calculation and generally seek to retain the current structure of the City’s signage ordinance to the extent practicable.

- Regardless of the length of a project's primary frontage, the total area of signage on any property would be limited to a maximum of 1,000 square feet.
- Our proposal maintains the current limitation on sign area for the secondary frontage to 50% of the maximum sign area that would be permitted if it was a primary frontage, unless the secondary frontage is along El Camino Real in which case the 50% limit would not apply. The rationale for this concept within the ECR/Downtown district is that El Camino Real is a unique corridor. In our proposal, the greater allowance therefore applies to El Camino Real (whether it's the primary frontage or not); other streets in the Specific Plan area, *except* for El Camino Real, would be subject to the secondary frontage limitation. In other words, for any project with a secondary frontage other than along El Camino Real, the amount of signage area would be limited to one half of what our proposed formula would permit on the primary frontage.
- The updated signage massing study illustrates the general conceptual appearance of the Project's signage that would be allowed consistent with our proposal, with individual signs specifically limited to 50 square feet. It is anticipated that most individual signs at the ground floor level would not exceed about 25 square feet. We are also seeking additional flexibility, compared to the current signage regulations, with respect to signage letter sizes (maximum 24 inches in letter size for the retail level, and 30 inches for the upper level, office uses). Those provisions could be added to our draft language, but we are mindful of the desire to not complicate matters. We believe that the letter sizes should be addressed during the review of the Master Sign Program, when site-specific factors can be taken into account.
- During the study sessions, Planning Commissioners indicated that they were most favorable to the concept of removing the 100 square feet (and 50 square feet) caps for retail/ground floor signage, but were concerned about an excessive number of signs (which presumably would be located on the upper levels of the buildings) for office tenants. Therefore, we are also proposing that for properties including both retail and office uses, that the area of signs on the upper levels of a building be limited to one half square foot of sign area for each linear foot of the frontage, which would have the effect of limiting the total amount of signage on the upper levels of the buildings. (For reference, the current intent for the Springline project is to provide each office building with one office sign directly facing El Camino, and one office sign for each office building facing the central courtyard but visible from El Camino; the specifics regarding these signs would be set forth in the required Master Signage Program.)
- In addition to proposing to remove the 100 (and 50) square foot caps on signage area that would result from applying the Figure 1 formula, we are also proposing that the signage ordinance be amended to provide an additional signage allocation for large projects in the Specific Plan area, based upon the gross floor area of a specific project, for project identification, directional, and other signage needs; note that this is in lieu of the previously proposed exemption or exclusion concept for identification and directional signage. This additional allocation (which would amount to approximately 224 square feet based on the Springline project's 224,000 square feet of commercial

GFA) would provide necessary additional sign area for such purposes as 1) project identification signage, such as the “Springline” sign that will be installed on an archway between the two office buildings, 2) for directional or “wayfinding” signage, such as signage showing the entry to the parking garage, the location of the dog park, directories of tenant locations and similar wayfinding, and 3) any other purposes, including signage for office and retail tenants. This additional signage allocation for larger projects, calculated on the basis of their commercial gross floor area, replaces the proposal discussed at the second study session which would have exempted project identification and directional signage from the overall limit on sign area. This change is being proposed in response to concerns raised by the City Attorney’s office.

- The City’s Design Guidelines for Signs provides a formula for how sign area is allocated between multiple tenants in a single building. That formula seems problematic with respect to a project with multiple frontages and different users on multiple floors of a project. We are proposing to address this topic as part of the Master Sign Program process rather than by the Design Guidelines formula, which does not apply easily to a multi-story situation involving upper story office tenants.
- Our proposal limits the increases in maximum sign area and supplemental sign area allocation to projects subject to the Specific Plan. Of course, we are mindful of the fact that the current signage area limitations also apply to signage in other areas of the city; but for a variety of reasons, our preference would be for the current proposal to allow additional signage area to be narrowly tailored to the Specific Plan area and not apply city-wide. For one, properties in other areas are likely to be subject to different constraints and market conditions as compared to the Specific Plan area. In addition, applying the contemplated amendments city-wide would inevitably delay the adoption of these amendments and would therefore be prejudicial to the Project’s ability to attract high-quality tenants by requiring analysis of a far greater variety of situations than exists within the Specific Plan area. Further, sizable developments in the Specific Plan area with long frontages, including Springline and Middle Plaza, are coming online now or in the very near future. The failure to address these large new projects’ signage needs in the near-term by adopting the proposed amendments is likely to negatively affect the viability of attracting high-quality retail and office tenants to newly constructed Specific Plan projects which is contrary to the Specific Plan’s vision for a more vital and vibrant area. Therefore, from a policy perspective, we are requesting that the City adopt the proposed signage changes in the near future for the Specific Plan area only, while deferring consideration of these or similar changes to signage rules for other parts of the City until a future time.

3. Proposed Text Amendment (proposed new text underlined)

Section 16.92.110(2): Such signs will not exceed in total display area, measured in square feet, the ratio of total display area to lot primary frontage as shown on the attached graph, entitled "Figure No. 1," incorporated herein, and made a part of this chapter. The maximum display area permitted for any lot, regardless of the number of uses or tenants housed on a single lot, is one hundred square feet. Notwithstanding the above, the one hundred square foot maximum shall not

apply to lots located within the ECR/D-SP zoning district with primary frontage along El Camino Real, which may be permitted larger total display areas, subject to Planning Commission approval of a Master Sign Program, consistent with the following formulas: (a) for non-residential uses, the maximum display area permitted for a lot with frontage along El Camino Real shall be determined by the formula used in Figure 1 ($30' + ((\text{Frontage Length} - 10') \times (8/7))$) without regard to the one hundred square foot maximum. For any additional signage area authorized pursuant to this exception, the following standards shall also apply: (1) any individual sign shall be limited to a maximum of 50 square feet, and the total area of signage for a single project shall be limited to a maximum of 1,000 square feet per frontage (excluding any additional signage allocation for project identification, directional signage, or other signage allowed pursuant to Section 16.92.110(9)), and (2) for buildings with a mixture of office and other commercial uses, the total display area of signs above the ground floor level of a building on any frontage shall be limited to one-half a square foot of signage for each linear foot of frontage.

Section 16.92.110(3): In the case of parcels of land having secondary frontage, signs may be located on such frontage, provided that the total sign area thereon shall not exceed one-half the maximum sign area allowed by Figure No 1 for such secondary frontage, and further provided that, subject to Planning Commission approval of a Master Sign Program, for any parcel within the ECR/D-SP zoning district with frontage on a street other than El Camino Real, the maximum total sign area on that frontage shall not exceed the formula of ($0.5 \times (30 + ((\text{non-ECR Frontage} - 10) \times 8/7))$) without regard to the 100 square foot maximum (50 square feet on secondary frontages) that applies in zoning districts other than the ECR-D-SP zoning district. The additional limitations on signage above the ground level pursuant to the exception set forth in 16.92.110(2) shall also apply to such secondary frontage signage.

Section 16.92.110(9): Additional Signage for Large Projects in ECR/D-SP Zoning District. Within the ECR/D-SP zoning district, any project with a gross floor area in excess of 50,000 square feet shall be permitted additional signage area beyond that authorized under Section 16.92.110(2) and (3), with such additional signage area to be calculated at one square foot of additional signage area for each 1,000 square feet of a project's commercial gross floor area. Such additional signage area shall first be used for purposes of identifying the overall name of the project and directional signage, and any remaining area may be used for other signage purposes. Because project identification signage area may be located at a visually-prominent position, the restriction on signage above the ground level set forth in Section 16.92.110(2) shall not apply to any signage identifying the name of the overall project.

Section 16.92.110(10): Within the ECR/D-SP zoning district, any signage permitted pursuant to Section 16.92.110(9), and any signage in excess of 100 square feet on the primary frontage or in excess of 50 square feet on a secondary frontage, shall require the review and approval of a Master Sign Program for the subject property. The review and approval of a Master Sign Program shall be subject to the following process:

(A) Prior to the installation of any signage on a property, the owner of the property shall submit an application for a Master Sign Program which identifies the number, size(s), locations (or alternative locations), structural design and materials of each type of signage proposed for the property and how those signs comply with the City's applicable design guidelines for signs.

(B) Following review by the director of community development or his/her designee, the proposed Master Sign Program shall be reviewed by the Planning Commission at a public hearing. The proposed Master Sign Program shall be approved unless the Planning Commission finds that signage specified by the Master Sign Program would not be compatible and harmonious with the buildings on the property or would otherwise be substantially inconsistent with the City's design guidelines for signs. The Planning Commission will also have the authority to grant exceptions from the City's Sign Guidelines so long as such changes will be compatible and harmonious with the overall project.

(C) After a Master Sign Program has been approved by the Planning Commission, any signs erected and maintained on the subject property shall be in conformity with the approved Program, and shall be reviewed and approved by the director of community development or his/her designee.

(D) Any material amendments to an approved Master Sign Program shall be reviewed according to the same process and criteria as the initial Master Sign Program.

* * *

SPRINGLINE

MENLO PARK

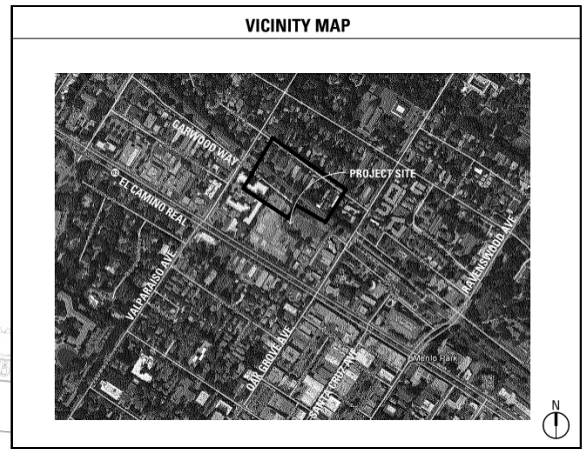
SIGNAGE MASSING PACKAGE

12.03.2021

Use Zones

ZONE KEY

- TENANT SIGNAGE
- PROJECT ID SIGNAGE

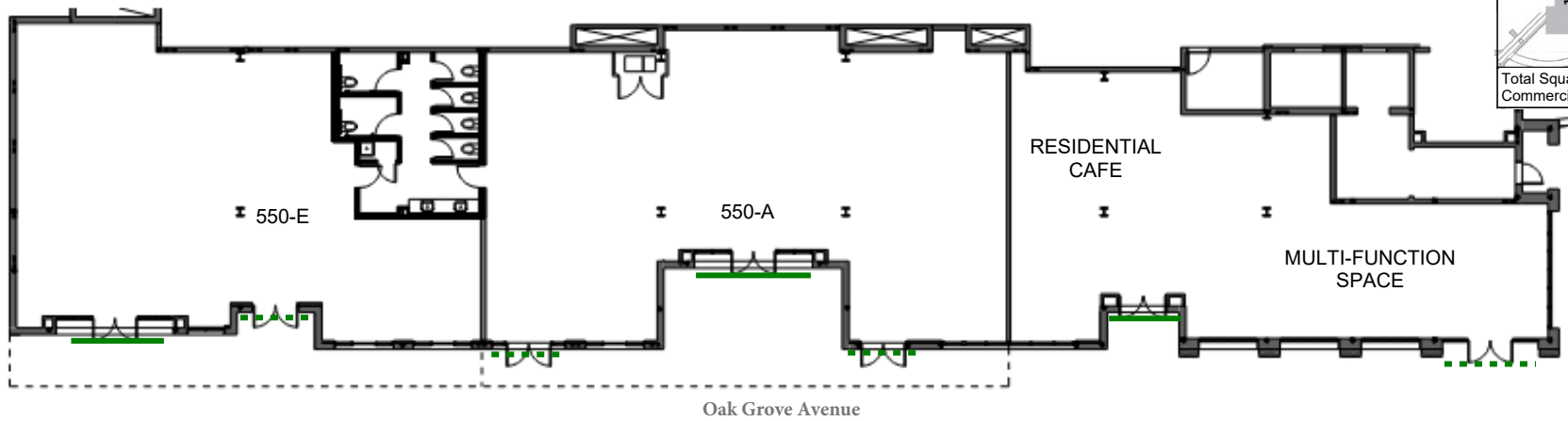


Elevations

ZONE KEY

- TENANT SIGNAGE
- ALTERNATE SIGNAGE

Total Square Footage of Commercial Signage Shown 66 sqft

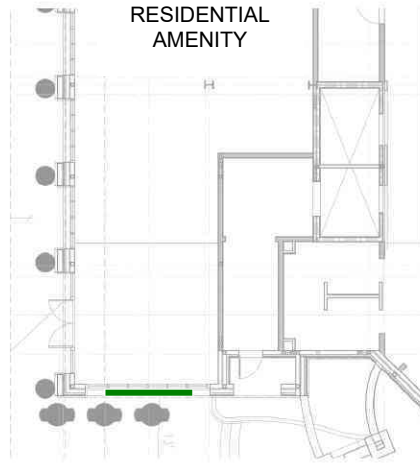


RESIDENTIAL BUILDING - SOUTH ELEVATION

*Note some locations have the option to mount their tenant signage under the roof or canopy

Elevations

Oak Grove Avenue



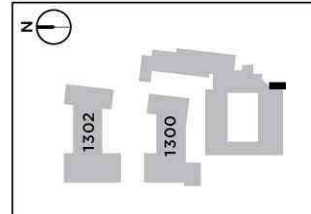
Garwood Way



Suspended from rafters

Residential Building Elevation East

ZONE KEY	
—	TENANT SIGNAGE
- - -	ALTERNATE SIGNAGE



Total Square Footage of Commercial Signage Shown **24 sqft**

NOTE: SIGNAGE IS VISIBLE FROM BOTH OAK GROVE AND GARWOOD BUT IS ALLOCATED TO OAK GROVE ON TOTALS; SUBJECT TO FURTHER DISCUSSION AS TO ALLOCATION OF SIGNAGE VISIBLE / POTENTIALLY VISIBLE FROM MULTIPLE STREETS.

*Note some locations have the option to mount their tenant signage under the roof or canopy

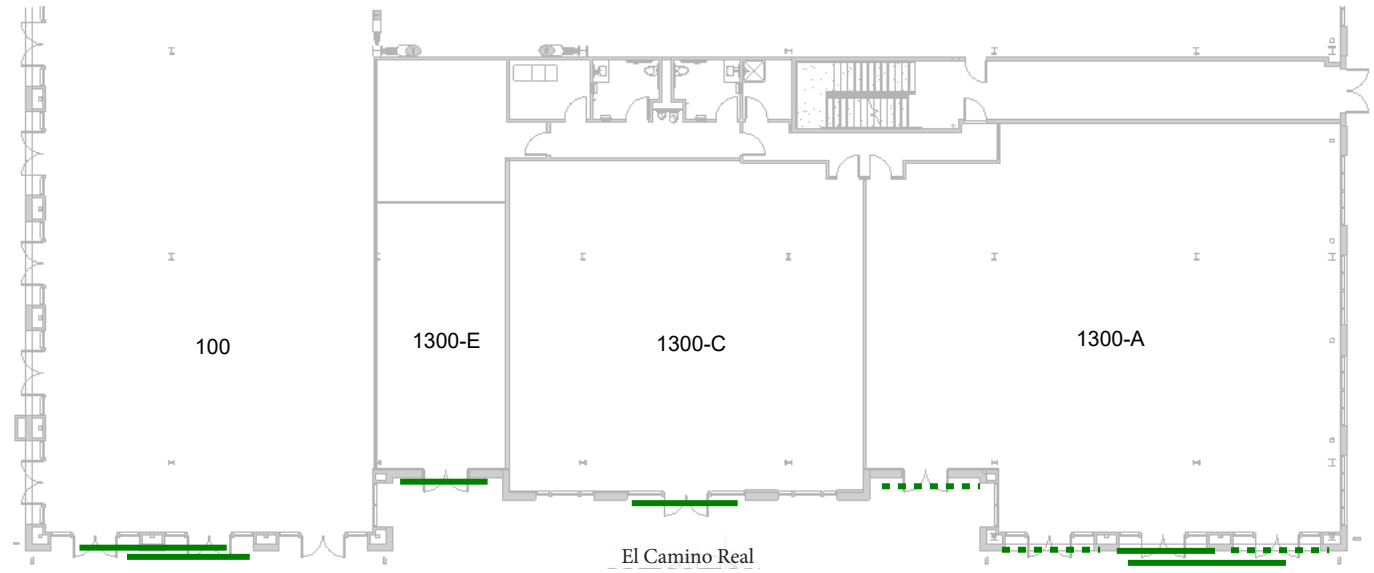
Elevations

ZONE KEY

- TENANT SIGNAGE
- ALTERNATE SIGNAGE

z

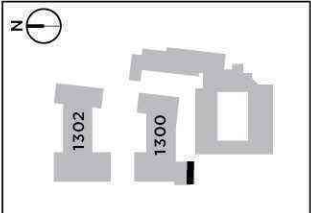
Total Square Footage of Commercial Signage Shown 213 sqft



SOUTH OFFICE BUILDING - WEST ELEVATION

Elevations

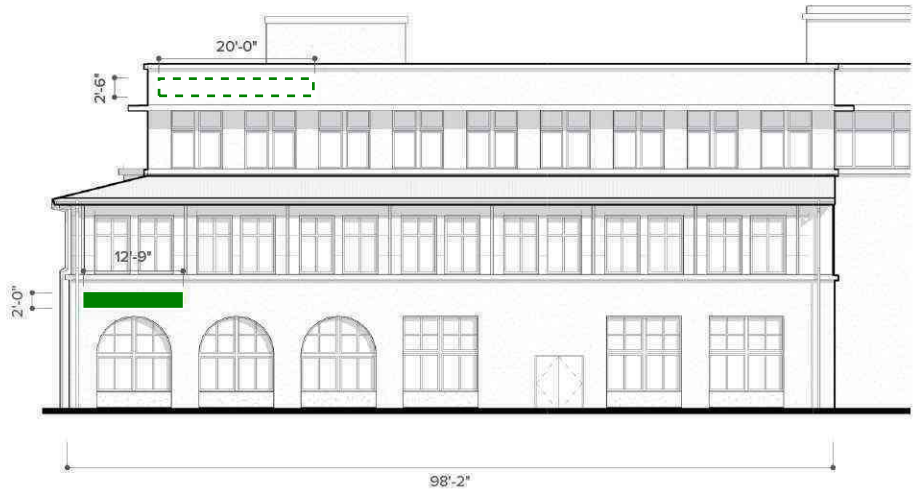
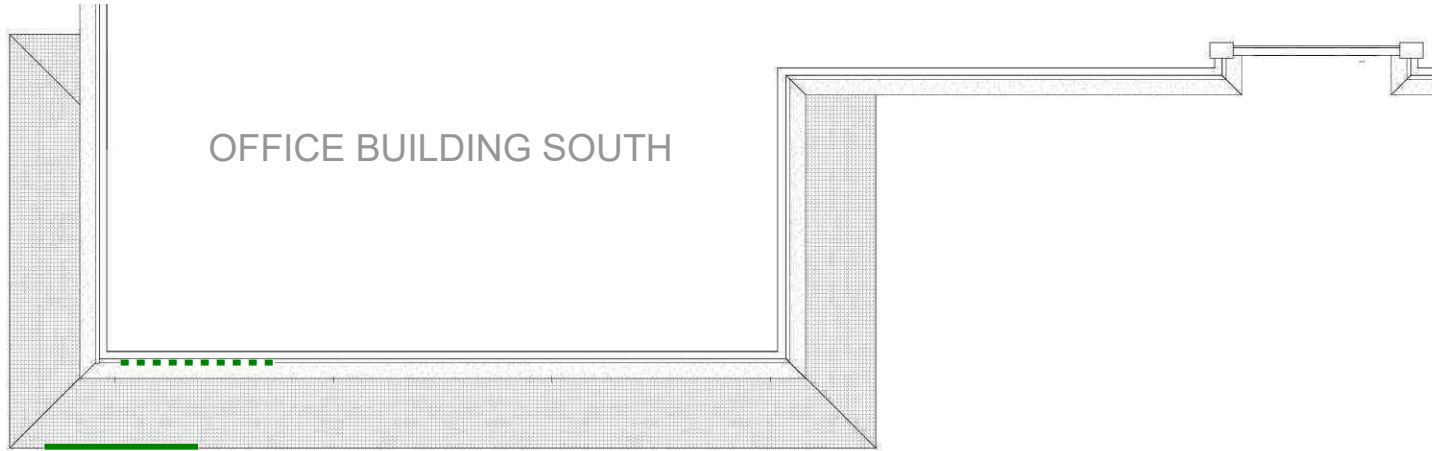
ZONE KEY	
	TENANT SIGNAGE
	ALTERNATE SIGNAGE



Total Square Footage of Commercial Signage Shown **26 sqft**

NOTE: THOUGH THIS SOUTH FACING SIGNAGE MAY BE SOMEWHAT VISIBLE FROM OAK GROVE, IT IS ALLOCATED TO ECR IN SUMMARY SIGNAGE NUMBERS.

El Camino Real



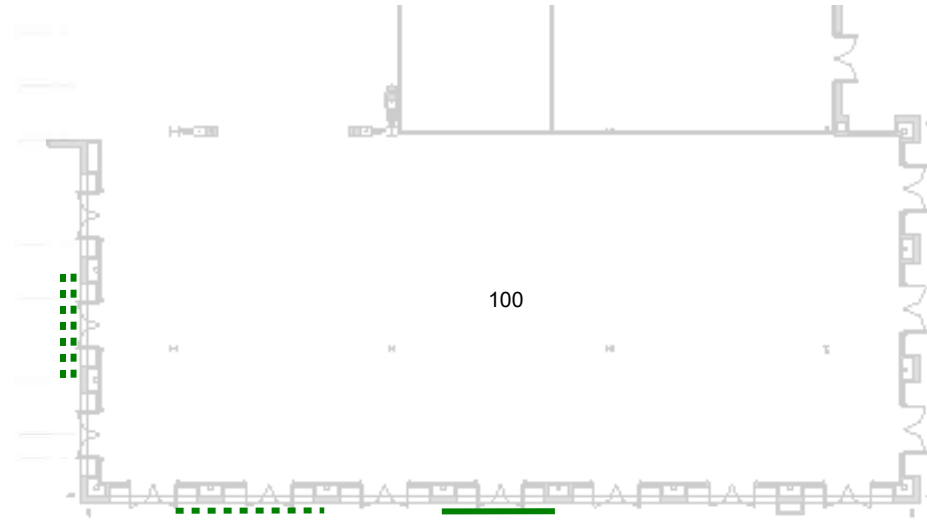
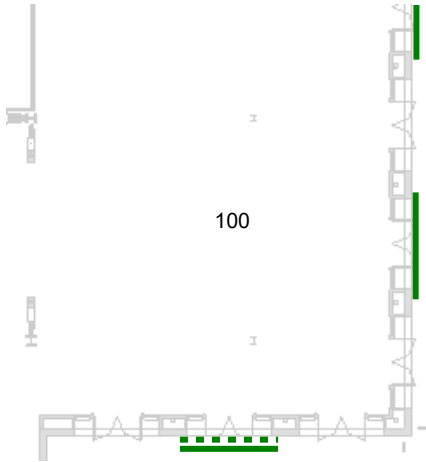
SOUTH OFFICE BUILDING - SOUTH ELEVATION

Elevations

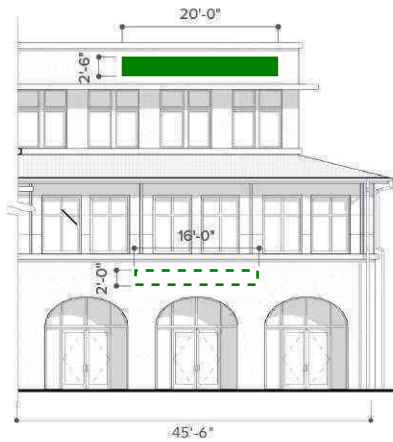
ZONE KEY	
	TENANT SIGNAGE
	ALTERNATE SIGNAGE

Total Square Footage of Commercial Signage Shown 82 sqft

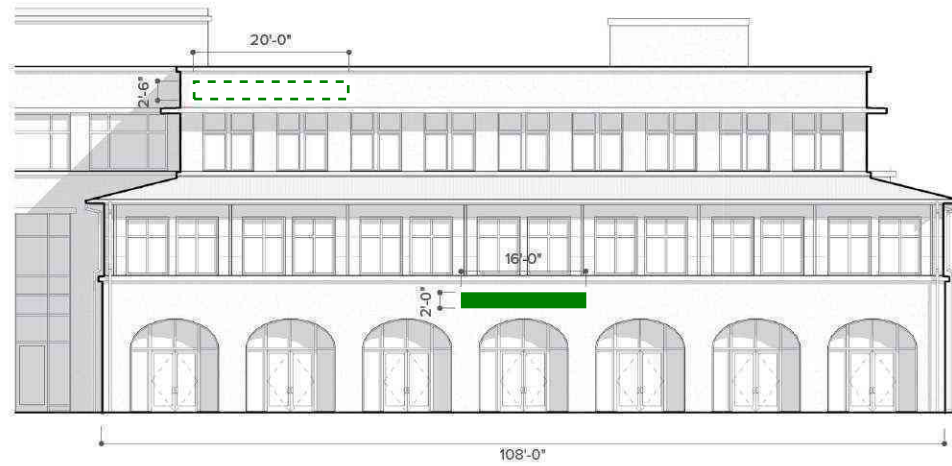
El Camino Real



El Camino Real



Note: Possibly visible from Garwood



Note: Signage area allocated to ECR, though visibility limited due to angle

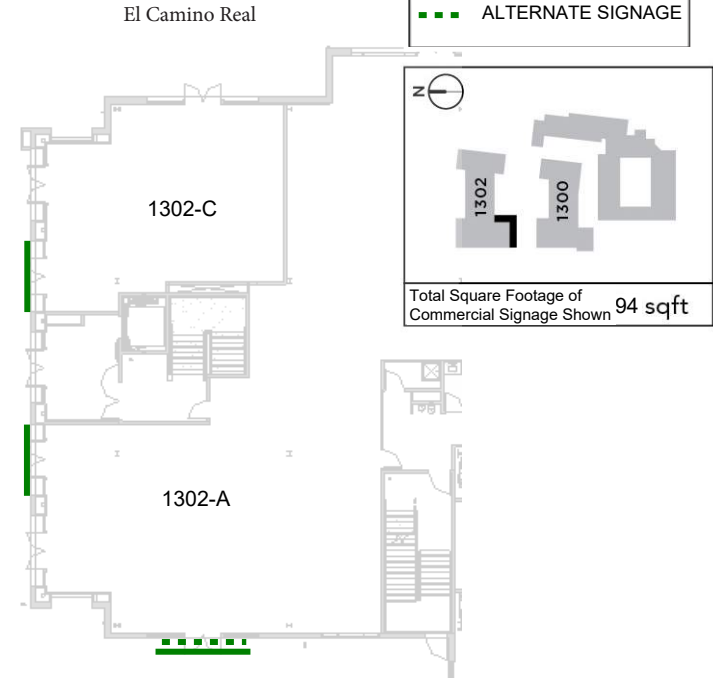
SOUTH OFFICE BUILDING - EAST ELEVATION

SOUTH OFFICE BUILDING - NORTH ELEVATION

Elevations

ZONE KEY

- TENANT SIGNAGE
- ALTERNATE SIGNAGE



Note: Signage area allocated to ECR, though visibility limited due to angle

NORTH OFFICE BUILDING - SOUTH ELEVATION

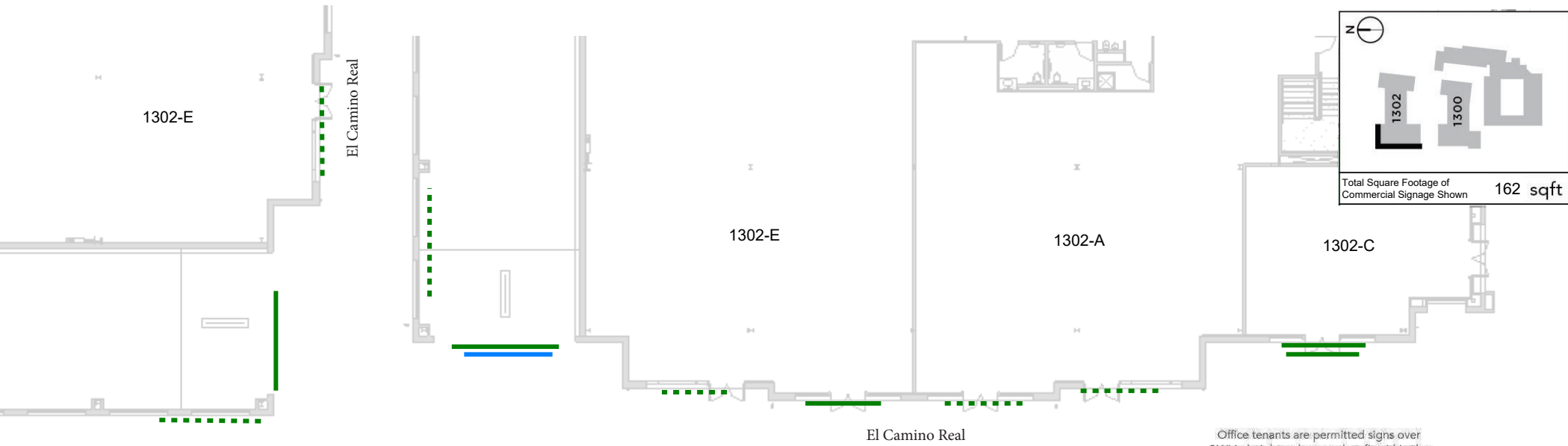


Note: Possibly visible from Garwood

NORTH OFFICE BUILDING - EAST ELEVATION

Elevations

ZONE KEY	
—	TENANT SIGNAGE
—	PROJECT ID SIGNAGE
- - -	ALTERNATE SIGNAGE



Office tenants are permitted signs over 2'-6" in height as long as they fit within the allowable square footage allowances



NORTH OFFICE BUILDING - WEST ELEVATION

Elevations

ZONE KEY

- TENANT SIGNAGE
- ALTERNATE SIGNAGE

North arrow and site plan showing building footprints 1302 and 1300.

Total Square Footage of Commercial Signage Shown **50 sqft**



Garwood Way



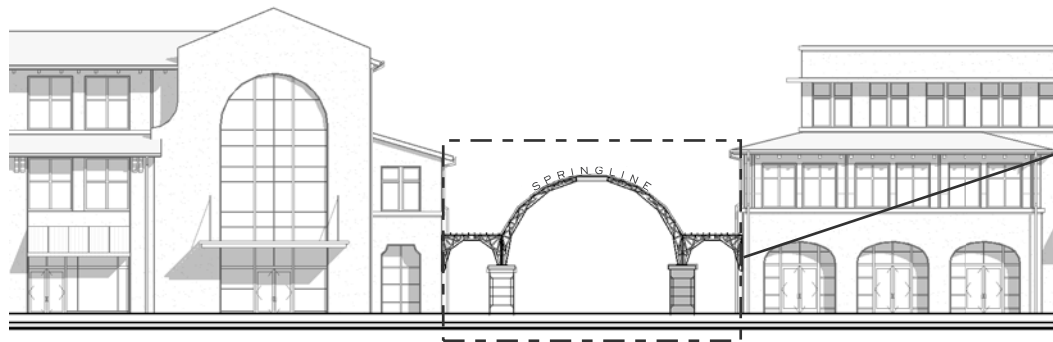
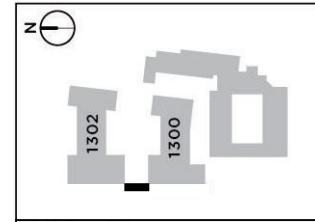
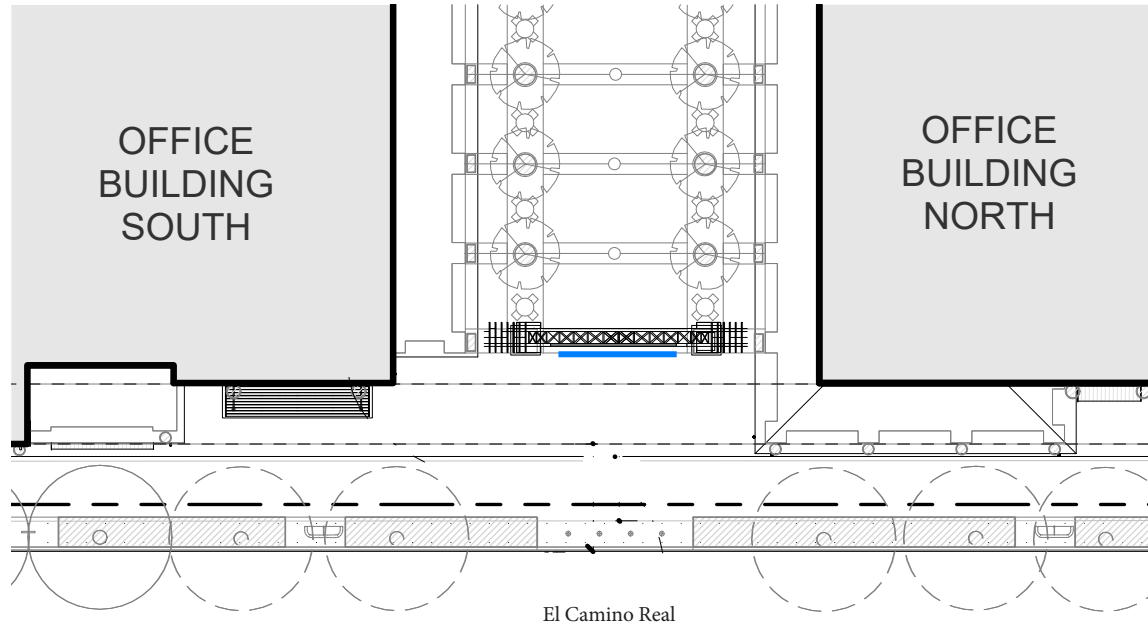
Office tenants are permitted signs over 2'-6" in height as long as they fit within the allowable square footage allowances

NORTH OFFICE BUILDING - EAST ELEVATION

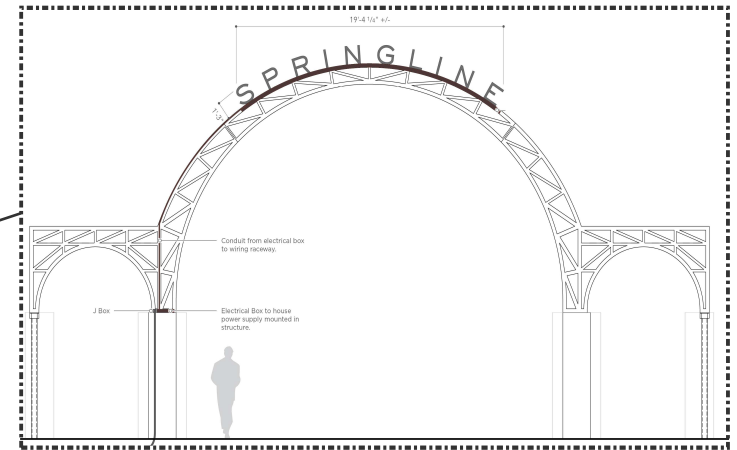
DRAFT

Elevations

ZONE KEY
PROJECT ID SIGNAGE



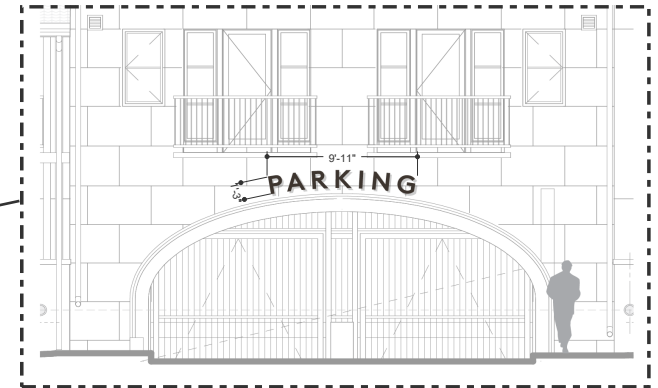
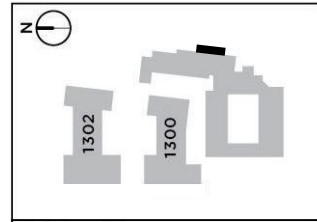
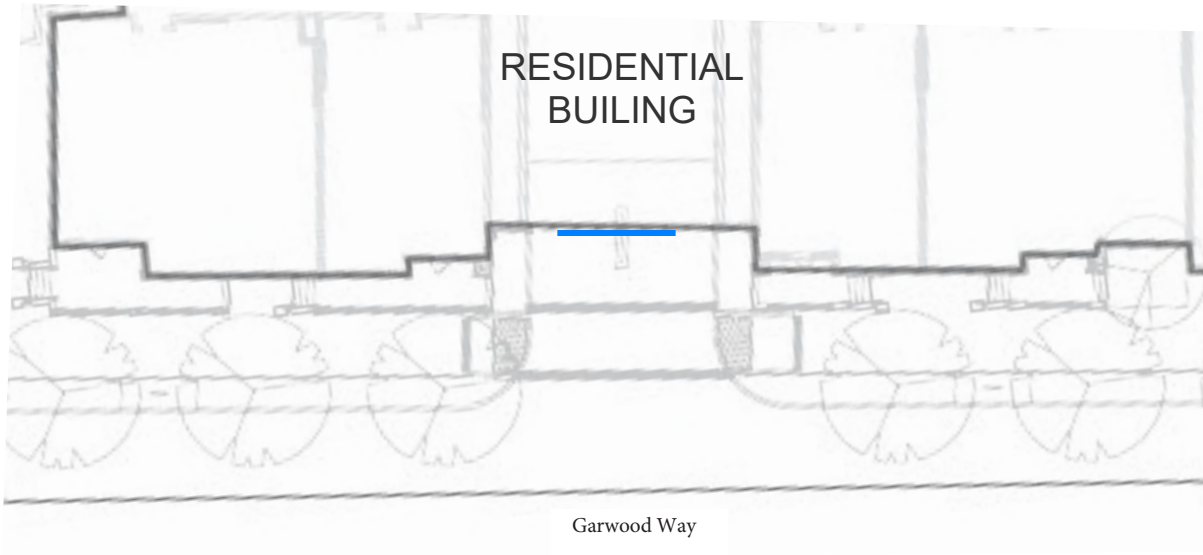
NORTH & SOUTH OFFICE BUILDING - WEST ELEVATION



ENLARGED ELEVATION

Elevations

ZONE KEY
— PROJECT ID SIGNAGE



DRAFT

Total Springline Signage Requirement					
			Project ID (Parking/etc)	Commerical	Total Visible
El Camino Real			178 SF	477 SF	655 SF
Visible from Oak Grove			41 SF	90 SF	131 SF
Visible from Garwood Way			234 SF	150 SF	384 SF
TOTAL			453 SF	717 SF	1,170 SF

Columns above reflect areas of signage shown in massing study sheets

Proposed Maximum Signage Area Under Proposed Amendment
764 SF
165 SF
402 SF
1,332 SF

Maximum Signage Area Existing and Proposed Rules

	Total Lot Linear Frontage (in feet) at Springline		Current Signage: Allowable Square footage per Menlo Park City Code (Primary Max 100 Secondary Max 50)	Original Proposal Signage: Two-Component Approach	2nd Study Session Proposal Signage: Cap revision with Project ID Signage Component	Final Proposed Signage Amendment (Jan. 2022): Primary Façade: (30+((FRONTAGE-10)*(8/7))) Secondary Façade: 0.5*(30+((FRONTAGE-10)*(8/7))) Additional Allocation for Large Commercial Projects +50,000 GFA: 1 SF of Signage/1,000 SF of Commercial GFA (1 * (224,103 GFA / 1,000))
El Camino Real - Primary	456		100	1,079	718	764* SF
Oak Grove - Secondary	273		50	165	165	165 SF
Garwood Way - Secondary	688		50	402	402	402 SF
TOTALS	1,417		200 SF	1,646 SF	1,285 SF	1,332 SF

*540 sf based on frontage; 224 sf based on GFA



December 13, 2021

Corinna D. Sandmeier
City of Menlo Park
 701 Laurel St.
 Menlo Park, CA

RE: Proposed Zoning Ordinance text amendment (Signage)

ScottAG is a multi-disciplinary signage design and manufacturing studio located in Sonoma County. We provide signage design and consulting services in the US and abroad. We have extensive experience in developing sign programs for commercial, residential, retail, office, and mixed-use projects. Our work includes entitlement and permitting in many municipalities.

We have worked along El Camino Real in Menlo Park and adjacent Peninsula communities extensively over the past 10 years primarily on residential and mixed-use projects. I was in the audience for the previous Planning Commission study session regarding the proposed text amendment and have carefully reviewed the updated proposal being considered tonight.

ScottAG has been contracted to design signage for the Middle Plaza project. We have a keen interest in the outcome of this process. The Middle Plaza project is also located in the El Camino Real and Downtown Specific Plan area and faces the same issues around the zoning code language relative to signage as the Springline project. The critical issue regarding signage is the imposition of the 100sf of sign area per parcel cap. It is critical that the City of Menlo Park continues the process to address the need for additional signage allowance for projects of this type that was originally recognized by staff in 2017. Our comments here reflect our general support for the text amendment and outline questions remaining to ensure that the needs for our project can be accommodated.

The Middle Plaza project has over 1600lf of frontage on El Camino Real and no secondary frontages. The attached massing study is based on project identification, directional, and address signage designed for the residential project and projected tenant signage (as well as project identification, directional, and address signage) required for the office and retail components. The elevations clearly demonstrate the light touch that our proposed level of signage will have on a project of this scale. The elevations reflect signage which would be allowed under the proposed text amendment for the following reasons which we support:

- The continuing use of the current 1sf / 1lf of sign area allowance with an updated 1,000sf cap.
- Caps size of each individual sign at 50sf.
- Allow 1 (one) single or multi-tenant monument sign per office building.

SCOTT AG, LLC

1275 NORTH DUTTON AVENUE SANTA ROSA CALIFORNIA 95401

707.545.4519 FAX 707.571.7802 SCOTTAG.COM

- Continues to enforce all elements of the current zoning code regarding sign height, location, colors, lighting.

There are a handful of questions we believe require further study and consideration:

- The primary controls on the amount of signage are maximum total signage square footage per project frontage (If) and the maximum sign size. In addition, Springline has proposed limiting the number of office tenant signs on a mixed office/retail building. This limit to one office tenant sign per 100lf of lot primary frontage (or fraction thereof) assumes the sign would be the maximum 50sf. This may not be the case - - smaller office tenant signage may be used - - and we would propose that the office tenant signage limit for a mixed building should be 50sf times the multiple the lot primary frontage is of 100lf, not a specified number of signs which is not cognizant of signage size.
- As the Springline proposal suggests we would like to see the formula for allocation of signage amongst tenants suspended and allow that distribution to be handled in the Master Sign Program process with staff have perview over the applicant's proposal.

I would be happy to answer any questions regarding the proposed Middle Plaza signage program. I will be attending the Monday 12/13 meeting.

Sincerely,

Michael Burch
ScottAG
Principal

SCOTT AG, LLC

1275 NORTH DUTTON AVENUE SANTA ROSA CALIFORNIA 95401

707.545.4519 FAX 707.571.7802 SCOTTAG.COM

MIDDLE PLAZA

400 A-C El Camino Real
Menlo Park, California
#5423-100

Environmental Graphics

December 08, 2021

SCOTT | AG

SCOTT AG, LLC
ENVIRONMENTAL GRAPHICS
SCOTTAG.COM



Stanford | Faculty Staff Housing

EL CAMINO REAL SIGNAGE

RESIDENTIAL SIGNAGE

SIGN TYPE	QUANTITY	SIZE	SQUARE FOOTAGE	TOTAL	
RA HALO-LIT BUILDING ADDRESS	5	3'-6" X 2'-0"	7 FT ²	35 FT ²	<i>exempt</i>
RM RESIDENTIAL PROJECT ID MONUMENT	2	6'-6" X 6'-0"	39 FT ²	78 FT ²	
RW RESIDENTIAL WALL ID	4	3'-0" X 3'-0"	9 FT ²	36 FT ²	
PROPOSED RESIDENTIAL SIGN AREA				114 FT²	

PRIVATE STREET SIGNAGE

RESIDENTIAL SIGNAGE

SIGN TYPE	QUANTITY	SIZE	SQUARE FOOTAGE	TOTAL	
RA HALO-LIT BUILDING ADDRESS	3	3'-6" X 2'-0"	7 FT ²	21 FT ²	<i>exempt</i>
RH BUILDING ENTRY HANGING SIGN	1	3'-0" X 2'-0"	6 FT ²	6 FT ²	
RW RESIDENTIAL WALL ID	1	3'-0" X 3'-0"	9 FT ²	9 FT ²	
PROPOSED RESIDENTIAL SIGN AREA				15 FT²	

OFFICE SIGNAGE

SIGN TYPE	QUANTITY	SIZE	SQUARE FOOTAGE	TOTAL	
OA HALO-LIT BUILDING ADDRESS	7	3'-6" X 2'-0"	7 FT ²	49 FT ²	<i>exempt</i>
OM OFFICE MONUMENT	3	6'-6" X 6'-0"	39 FT ²	117 FT ²	
OR RETAIL TENANT	4	15'-0" X 3'-0"	45 FT ²	180 FT ²	
RB RETAIL BLADE SIGN	4	3'-0" X 3'-0"	9 FT ²	36 FT ²	
OT OFFICE BUILDING TENANT SIGN, Size A	5	15'-0" X 3'-4"	50 FT ²	250 FT ²	
OT OFFICE BUILDING TENANT SIGN, Size B	1	5'-0" X 4'-0"	20 FT ²	20 FT ²	
PROPOSED OFFICE SIGN AREA				603 FT²	

PARKING/DIRECTIONAL SIGNAGE

SIGN TYPE	QUANTITY	SIZE	SQUARE FOOTAGE	TOTAL
PD PARKING DIRECTIONAL	2	14'-0" X 3'-0"	42 FT ²	84 FT ²
PB PARKING DIRECTIONAL BLADE	6	3'-0" X 3'-0"	9 FT ²	54 FT ²
PT TRANSIT PEDESTRIAN DIRECTIONAL	3	2'-0" X 1'-0"	2 FT ²	6 FT ²
PROPOSED PARKING/DIRECTIONAL SIGN AREA				144 FT²

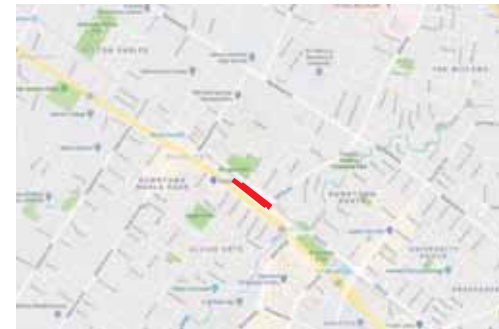
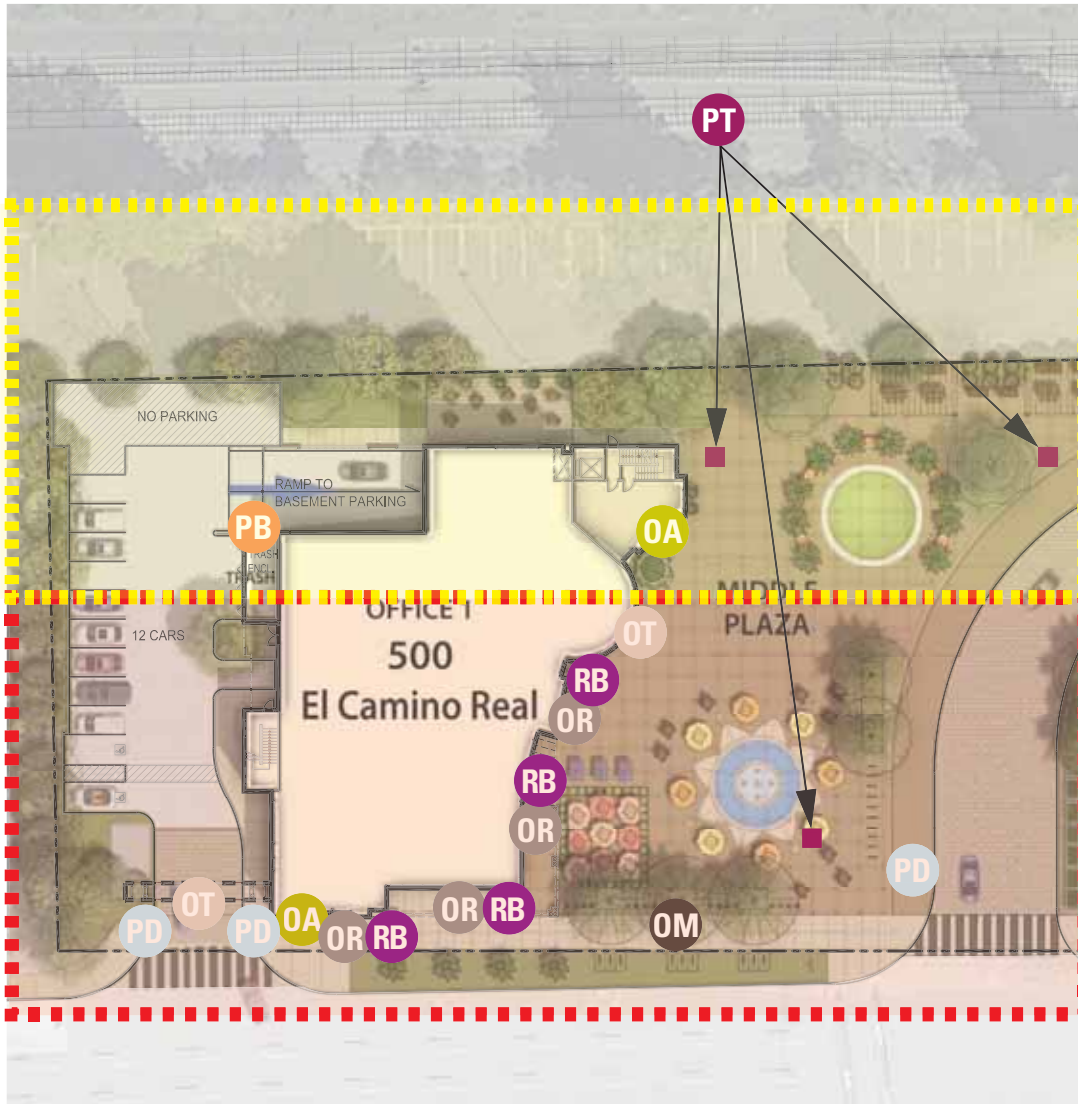
TOTAL PROPOSED ECR 159 FT²

TOTAL PROPOSED PROPERTY SIGNAGE 1000 FT²

PARKING/DIRECTIONAL SIGNAGE

SIGN TYPE	QUANTITY	SIZE	SQUARE FOOTAGE	TOTAL
PD PARKING DIRECTIONAL, Size A	2	14'-0" X 3'-0"	42 FT ²	84 FT ²
PD PARKING DIRECTIONAL, Size B	2	5'-0" X 4'-0"	20 FT ²	40 FT ²
PROPOSED PARKING/DIRECTIONAL SIGN AREA				124 FT²

TOTAL PROPOSED ECR 841 FT²



■ SITE LOCATION

▬ EL CAMINO REAL PROJECT SIGNAGE

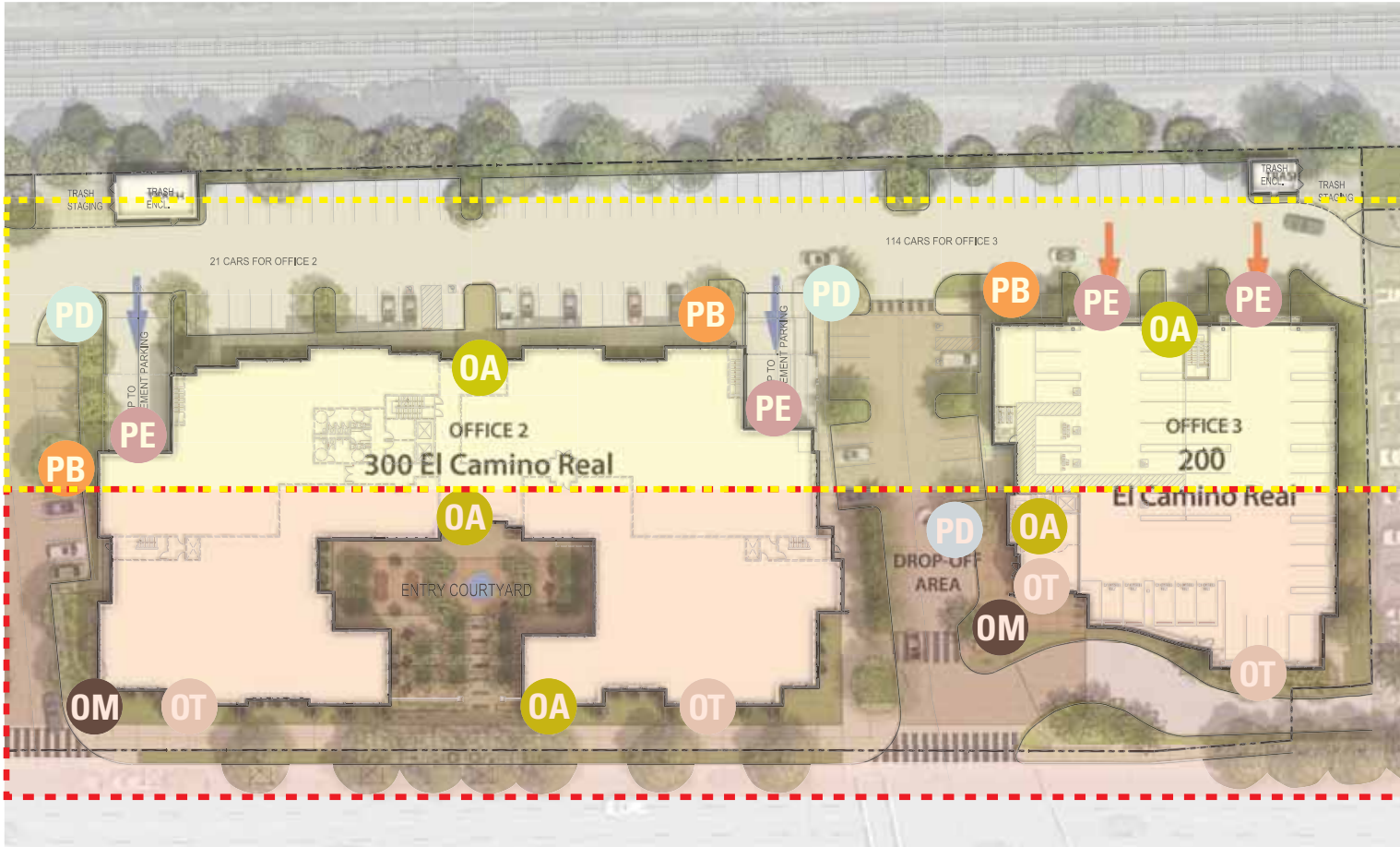
▬ PRIVATE STREET PROJECT SIGNAGE

OFFICE

- OA HALO-LIT BUILDING ADDRESS
- OM OFFICE MONUMENT
- OR RETAIL TENANT
- OT OFFICE BUILDING TENANT SIGN
- RB RETAIL BLADE

PARKING / DIRECTIONAL

- PB PARKING DIRECTIONAL BLADE
- PD PARKING DIRECTIONAL
- PT TRANSIT PEDESTRIAN DIRECTIONAL
- PE PARKING ENTRY SIGN



EL CAMINO REAL PROJECT SIGNAGE

PRIVATE STREET PROJECT SIGNAGE

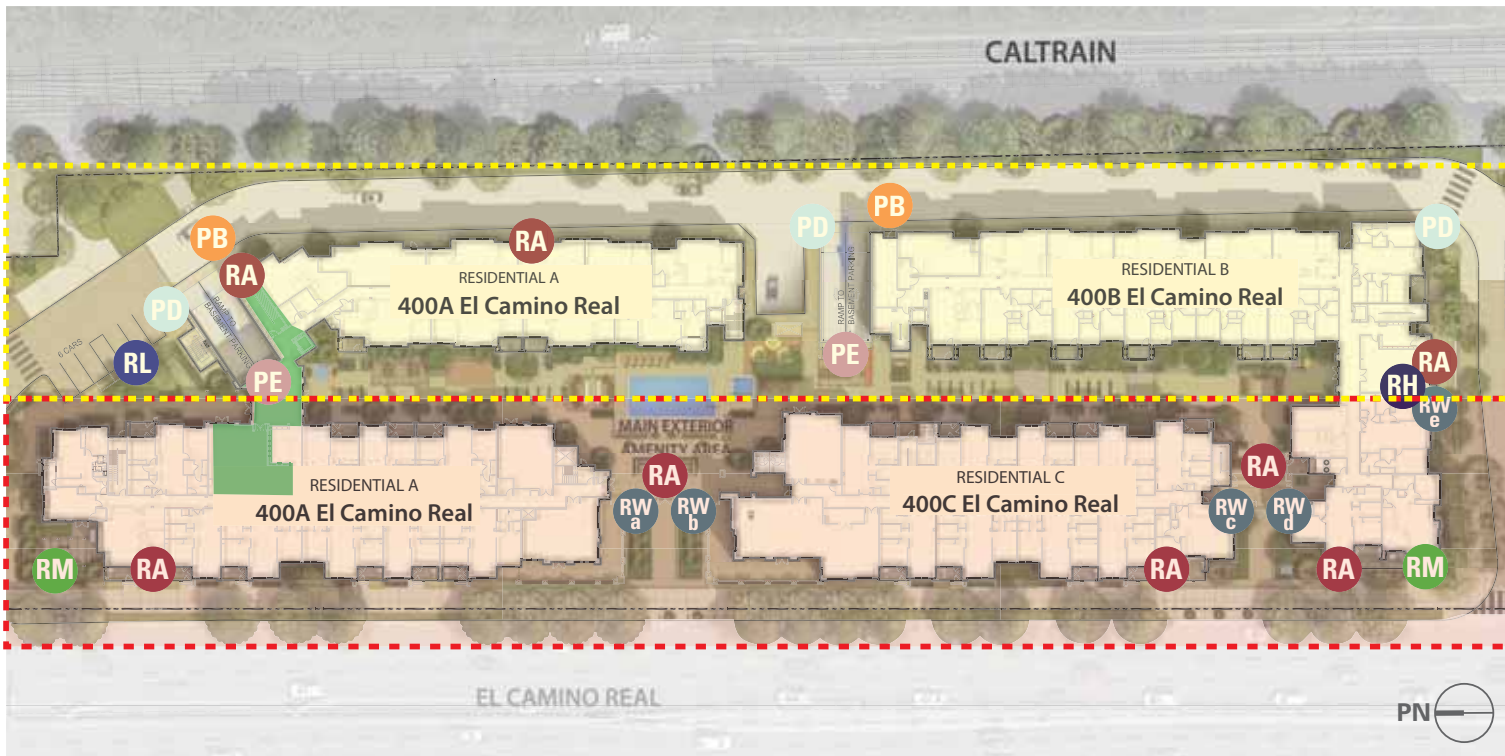
OFFICE

- OA HALO-LIT BUILDING ADDRESS
- OM OFFICE MONUMENT
- OR RETAIL TENANT
- OT OFFICE BUILDING TENANT SIGN
- RB RETAIL BLADE

PARKING / DIRECTIONAL

- PB PARKING DIRECTIONAL BLADE
- PD PARKING DIRECTIONAL
- PT TRANSIT PEDESTRIAN DIRECTIONAL
- PE PARKING ENTRY SIGN










 LEASING OFFICE





 EL CAMINO REAL PROJECT SIGNAGE

 PRIVATE STREET PROJECT SIGNAGE

RESIDENTIAL

-  HALO-LIT BUILDING ADDRESS
-  RESIDENTIAL PROJECT ID MONUMENT
-  RESIDENTIAL LEASING OFFICE ID
-  RESIDENTIAL WALL ID
-  BUILDING ENTRY HANGING SIGN

PARKING/ DIRECTIONAL

-  PARKING DIRECTIONAL BLADE
-  PARKING DIRECTIONAL
-  TRANSIT PEDESTRIAN DIRECTIONAL
-  PARKING ENTRY SIGN



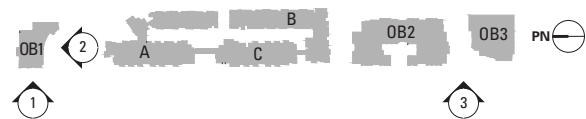
OFFICE

- OA HALO-LIT BUILDING ADDRESS
- OM OFFICE MONUMENT
- OR RETAIL TENANT
- OT OFFICE BUILDING TENANT SIGN
- RB RETAIL BLADE

PARKING / DIRECTIONAL

- PB PARKING DIRECTIONAL BLADE
- PD PARKING DIRECTIONAL
- PT TRANSIT PEDESTRIAN DIRECTIONAL

MIDDLE PLAZA
RESIDENTIAL BUILDING B





RESIDENTIAL

- RA HALO-LIT BUILDING ADDRESS
- RM RESIDENTIAL PROJECT ID MONUMENT
- RW RESIDENTIAL WALL ID

SCOTT | AG

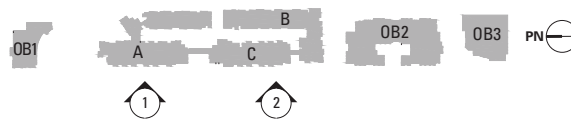


MIDDLE PLAZA

400 ECR
MENLO PARK, CA
#5423-100

SCHEMATIC DESIGN
DECEMBER 08, 2021

SCALE: 1" = 30'



**ECR PROJECT
ELEVATIONS
RESIDENTIAL**

0.4



STAFF REPORT

Planning Commission

Meeting Date:

1/10/2022

Staff Report Number:

22-005-PC

Presentation:

Receive a presentation from the applicant team for the proposed Willow Village mixed-use masterplan development project

Recommendation

Staff recommends that the Planning Commission receive a presentation from the applicant team for the proposed Willow Village mixed-use project. This presentation is an opportunity for the community to learn more about the proposed project and the next steps in the environmental and entitlement review processes.

Policy Issues

No actions will be taken as part of the presentation from the applicant team. The Planning Commission and the City Council will ultimately be required to consider the merits of the proposed project, including its consistency with the city's general plan and Zoning Ordinance, along with the municipal code, and other adopted policies and programs of the city such as the below market rate housing program and the provision of community amenities in exchange for bonus level development. The proposed project would require a general plan circulation element amendment to modify the on-site circulation network. The proposed project requires an EIR pursuant to the California Environmental Quality Act (CEQA.) The City Council will be the final decision-making body on the certification of the EIR, General Plan amendment, rezoning, conditional development permit (CDP), major subdivision and the realignment of Hamilton Avenue, and development agreement (DA). The Planning Commission will be the final decision making body on the architectural control permits for each building/site plans.

Background

Site location

The project includes a main project site, the realignment of Hamilton Avenue and the associated parcel on the north and south of Hamilton Avenue, and the tunnel access on the Meta (formerly Facebook) West Campus adjacent to Building 20 along Willow Road. Each component is discussed below for reference.

Main project site

The approximately 59-acre main project site is generally located along Willow Road between Hamilton Avenue and Ivy Drive, previously referred to as the ProLogis Menlo Science and Technology Park. The main project site contains 20 existing buildings, encompassing the following addresses 1350-1390 Willow Road, 925-1098 Hamilton Avenue and 1005-1275 Hamilton Court. The project site currently contains 20 buildings with approximately 1 million square feet of gross floor area. Meta (formerly Facebook) Building 20 is located to the northwest and multifamily and neighborhood commercial uses are to the west, across Willow Road. The property is generally bordered by the San Francisco Public Utilities Commission (SFPUC) Hetch Hetchy right of way and Mid-Peninsula High School to the south, the Dumbarton Corridor to the

north, and properties within the Menlo Park Labs (formerly Menlo Business Park) to the east.

Hamilton Avenue Parcels

The proposed project includes the realignment of Hamilton Avenue west of Willow Road, and the environmental review for the proposed project studies potential redevelopment of the Chevron station on the parcel to the south of Hamilton Avenue (referred to as Hamilton Avenue Parcel South) and the potential expansion of retail uses on the parcel north of Hamilton Avenue (referred to as Hamilton Avenue Parcel North). Hamilton Avenue parcel north is bounded by Willow Road to the east, Hamilton Avenue to the south, and the Dumbarton Rail Corridor to the north. Multifamily dwelling units at the 777 Hamilton Avenue property are located to the west. Hamilton Avenue parcel south is bounded by Hamilton Avenue to the north, Willow Road to the east, and Carlton Avenue to the west. To the south of the site is a 140-unit multifamily below market rate residential project that is currently under construction.

Willow Road undercrossing and overcrossing

The main project site would be connected to the Meta West Campus by an undercrossing and an elevated parkway would connect the main project site with the Hamilton Avenue parcel north. Both the undercrossing and elevated park would include public access for bicyclists and pedestrians.

The location map in Attachment A identifies the main project site and off-site components of the proposed project, including the Hamilton Avenue parcels.

Proposed Project

The applicant, Signature Development Group (SDG) on behalf of Peninsula Innovation Partners, Inc., is proposing to redevelop the project site through the masterplan process, as provided for in the Zoning Ordinance, by utilizing a CDP and entering into a DA, to secure vested rights, with the city. As stated in the site location, the proposed project includes a main project site and off-site components along Hamilton Avenue. The applicant team's presentation will provide more detailed information on the overall project, including the site layout/planning, land uses, architectural design, and project phasing. The summary below is intended to provide an overview of the proposed project for the Planning Commission.

Main project site

The proposed project would demolish existing on-site buildings and landscaping and construct new buildings within a town square district, a residential/shopping district, and a campus district. The campus district is intended to be occupied by Meta. The proposed site plan is included in Attachment B and a hyperlink to the project plans is included in Attachment C. The proposed project would result in a net increase of approximately 800,000 square feet of nonresidential uses (office space and non-office commercial/retail,) for a total of approximately 1.8 million square feet of nonresidential uses at the project site. In addition, the proposed project would include multifamily housing units, a hotel, publicly accessible open space (i.e. elevated linear park, town square, dog park, and 3.5 acre publicly accessible park).

The project site is zoned O-B (Office, bonus) and R-MU-B (Residential mixed-use, bonus). Through the application of a CDP, the applicant is proposing to redevelop the project site through the masterplan provisions of the Zoning Ordinance. These provisions allow a project to aggregate development potential across the entire site, including square footage, open space requirements, parking, etc.

The following table summarizes proposed development at the project site.

Table 1: Main Project Site Project Data		
	Proposed Project (CDP Standards)	Zoning Ordinance bonus level standards (maximums)*
Residential dwelling units	1,730 units**	1,730 units
Residential square footage	1,695,975 s.f.	1,695,975 s.f.
Residential floor area ratio	225%	225%
Commercial Retail square footage	200,000 s.f.	396,578 s.f.
Commercial Retail floor area ratio	0%	25%
Office square footage	1,600,000 s.f.*	1,774,755 s.f.
Office floor area ratio	113%	125%
Hotel rooms	193	n/a

*Proposed office square footage includes 1.25M s.f. of office use and up to 350,000 s.f. of meeting and collaboration space use within the Campus District; the total s.f. includes the 25% non-residential FAR permitted in the R-MU portion of the project site.

**The total units would include a minimum of 15 percent of the residential units as below market rate (BMR) units to satisfy the City’s inclusionary requirements. Additional BMR units would be incorporated to comply with the commercial development requirement.

The proposed project would also include a minimum of approximately 19.6 acres of open space, including a minimum of approximately 8.2 acres of publicly accessible open space, both of which exceed the minimum required acreage set by the Zoning Ordinance. The proposed building heights would range from approximately 15 feet to approximately 117 feet for the glass dome enclosing the meeting and collaboration space. The proposed project includes modification requests for various design standards enumerated by the Zoning Ordinance and an increase in height above the maximum height for the mixed-use building identified as Residential Parcel 3. The proposed project would comply with the height (average) for all buildings within each respective zoning district.

Hamilton Avenue Parcels and Willow Road grade separated crossings

The proposed project includes off-site improvements, such as the realignment of Hamilton Avenue and the Willow Road undercrossing and elevated park (over Willow Road). The realignment of Hamilton Avenue would result in the demolition and potential reconstruction of the existing Chevron station (Hamilton Avenue Parcel South) and the potential future expansion of retail uses at the existing Belle Haven neighborhood shopping center (Hamilton Avenue Parcel North).

The realignment of Hamilton Avenue and resulting demolition of the Chevron station are components of the proposed project. However, the potential improvements on Hamilton Avenue Parcels North and South that could occur as a result of the realignment of Hamilton Avenue would be enabled through separate permitting processes. The conceptual site plans for the Hamilton Avenue Parcels are included in Appendix 7 of the masterplan plan set (link in Attachment B) for reference.

The table below summarizes the potential development on the two Hamilton Avenue Parcels and the maximum permitted by the underlying zoning district (C-2-S district). The potential future projects on each parcel are listed below and studied for environmental clearance in the project EIR; however, subsequent

permitting would be required for each parcel individually, including use permits and architectural control permits. Specific designs for developments on each parcel have not been submitted at this time.

Table 2: Hamilton Avenue Parcels North and South Project Data		
Project Site	Potential Future Projects	Zoning Ordinance maximums*
Hamilton Avenue Parcel North	22,400 s.f.	48,134 s.f./(FAR 0.5)
Hamilton Avenue Parcel South	5,700 s.f.	21,126 s.f./(FAR 0.5)

*Zoning Ordinance maximums represent maximum development potential after realignment of Hamilton Avenue, which includes re-subdividing the parcel to reduce the size of Hamilton Avenue Parcel South and increase the size of Hamilton Avenue Parcel North.

Project history

The City received the initial submittal for the proposed project in July 2017 and issued a notice of preparation (NOP) for the environmental impact report for an updated proposed project on September 18, 2019 and the Planning Commission held an EIR scoping session on October 7, 2019. The City Council received an overview of public comments on the NOP and confirmed the scope and content of the environmental impact report to be prepared at its meeting on December 16, 2019. Since December 2019, the City has continued to review the masterplan proposal, the site-wide infrastructure plans, the tentative map including the realignment of Hamilton Avenue, individual architectural control packages for specific buildings, and develop the EIR to disclose potential environmental effects of the proposed project.

Analysis

This presentation reintroduces the proposed project to the Planning Commission and members of the community. The City is in the process of completing the environmental analysis and anticipates releasing the draft environmental impact report (DEIR) in the first quarter of 2022. The release of the DEIR begins a minimum 45-day comment period and during that period the Planning Commission will hold a public hearing on the DEIR. That meeting is anticipated for the spring of 2022 and this presentation provides an update on the project to the community in advance of the DEIR release. The public hearing for the DEIR would be paired with a study session on the proposed project to allow the Commission and community members to comment on other topics of community interest (e.g. architectural design, project phasing, community amenities, etc.). In addition, the City is reviewing the community amenity proposal associated with the project. It is likely that the proposal would be reviewed by the City Council in February 2022.

Correspondence

Since the notice of this presentation and as of the writing of this report, staff has not received any items of correspondence.

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 proposed project. The project sponsor is also required to fully cover the cost of work by consultants performing environmental review and additional analyses to evaluate potential impacts of the project.

Environmental Review

A project level EIR is underway for the proposed project.

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 1,320-foot radius of the project site (including the main project site and the Hamilton Avenue Parcels).

Attachments

- A. Location Map
- B. Illustrative Site Plan
- C. Hyperlink: Masterplan Project Plans
<https://beta.menlopark.org/files/sharedassets/public/community-development/documents/projects/under-review/willow-village/december-2021/masterplan-plan-set-december-2021.pdf>

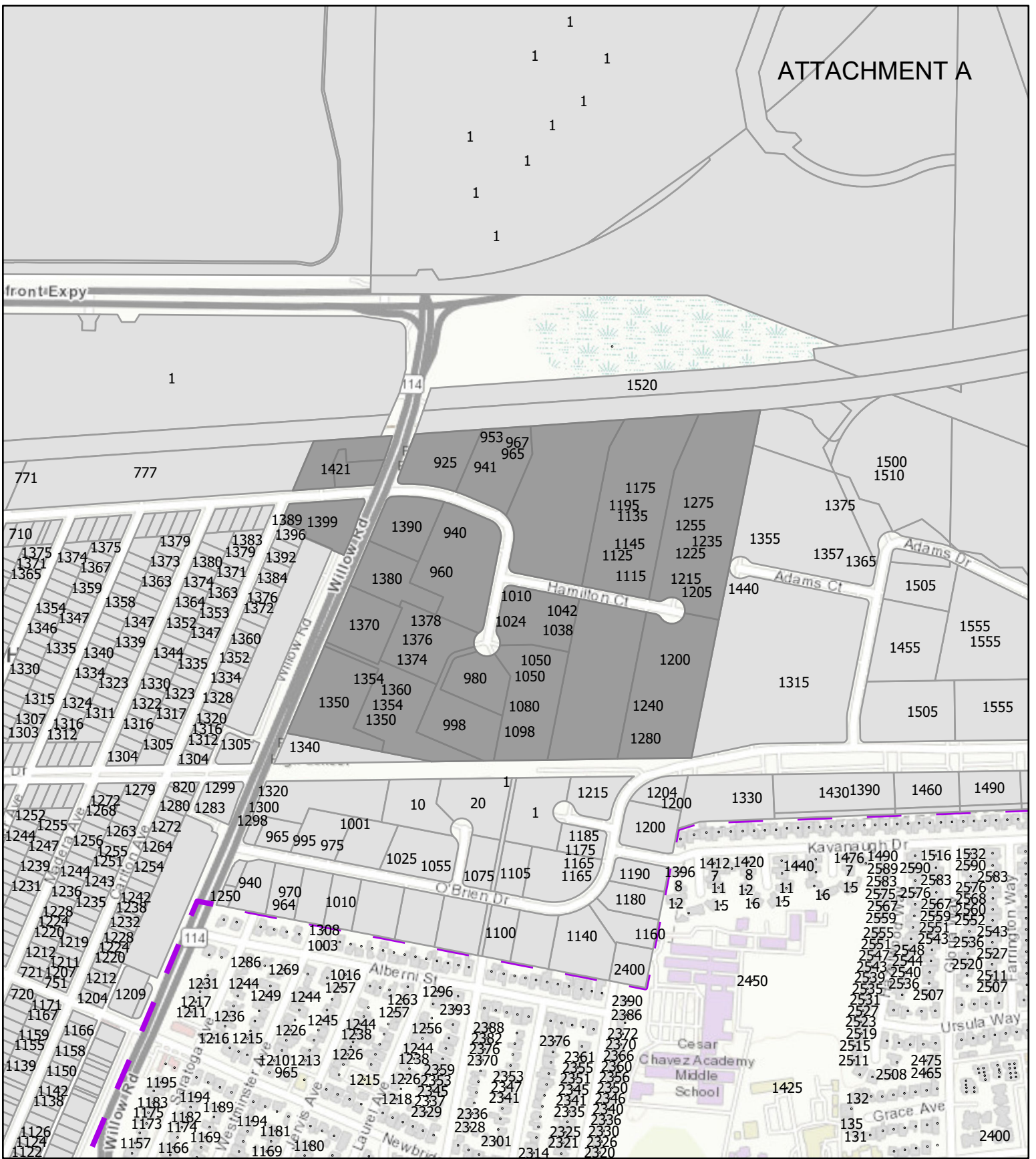
Disclaimer

Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings and exhibits are available for public viewing at the Community Development Department.

Report prepared by:
Kyle Perata, Acting Planning Manager

Report reviewed by:
Corinna Sandmeier, Acting Principal Planner
Deanna Chow, Assistant Community Development Director

ATTACHMENT A



CITY OF MENLO PARK

LOCATION MAP

WILLOW VILLAGE



CITY OF
MENLO PARK

Scale: 1:7,000

Drawn By: KTP

Checked By: KTP

Date: 1/10/2022





LEGEND	
1	Town Square
2	Grocery Store on Ground Level
3	Publicly Accessible Park
4	Publicly Accessible Dog Park
5	Elevated Park Access (Elevator and Stairs)
6	Elevated Park
7	Hotel
8	Mixed-Use Block
9	Residential Block
10a	Office Campus
10b	Meeting & Collaboration Space
11	Parking Garage with Transit Hub on Ground Level
12	Proposed Multi-use Pathway
13	Willow Road Tunnel
14	Realigned Hamilton Avenue
15	Hamilton Avenue Parcel North
16	Hamilton Avenue Parcel South

Additional Comments Received after Staff Report Publication



To Whom It May Concern:

The Housing Action Coalition is pleased to endorse Signature Development's exemplary mixed-use project at Willow Village in Menlo Park. After a detailed presentation, the committee determined the project exceeds our high standards in addressing the regional affordability and displacement crisis.

The committee commends the excellent land use of the project, which replaces a 59 acre site of warehouses and office space with 1,729 new homes, over 1.2 million square feet of office space, 200,000 square feet of retail space, and significant public space in the forms of parklands, a town square, and public plazas. At 99 units per acre, Willow Village will offer much-needed dense housing to the Peninsula and justifies increased spending on local public transportation. The committee recommended the project team work with local elected leaders to bring more transit options to Willow Village.

The project site sits between the Belle Haven neighborhood and East Palo Alto, two historically underserved communities with relatively minimal public transit. Willow Village will include over 2,000 bike spaces and 6,000 car spaces, and while the committee would prefer less car parking to encourage alternate transit use, we understand feasibility concerns for this area. Additionally, the Committee recognizes that a large portion of the parking is dedicated for the new office spaces. Beyond the environmental benefits that increased housing density will bring, all of Willow Village's buildings will be built with LEED Gold certification. Buildings will be equipped with 100% electric power, and use recycled water, sustainable materials, and increased photovoltaics. Using mass timber as the primary structure material will also substantially reduce carbon emissions. Included in the project is a community space covered by a glass canopy, which the committee thought innovative and beneficial to the public. The committee also admired the project team's dedication to sustainability, and believes that Willow Village will be a model of sustainable development in the future.

Approximately 20% of Willow Village's homes will be subsidized affordable, equalling 320 homes. Of these, 120 will be reserved for very-low and extremely low-income seniors. The affordable count has increased in response to community input, and goes above and beyond local standards. In totality, Willow Village will be the largest market rate and affordable home project in Menlo Park.

The project team has been communicating with neighbors for almost four years, and has been responsive to community feedback. This has included prioritizing a grocery store affordable for all residents, reserving retail space for local businesses, adding more affordable homes, and decreasing office space to create a more balanced ratio of homes and offices. In response to concerns about physical and economic separation between Belle Haven and Willow Village, the project introduced an elevated parkway that will cross Willow Road, a major thoroughfare, to connect with Belle Haven. The project will also construct a tunnel under Highway 84 to provide safe access to miles of bayside trails. The committee applauds Signature's commitment to engaging with the community. At the same time, we would like to see

increased accessibility to the sky bridge, and also encourage additional connections on the south side of the site.

Overall, we appreciate the project team's commitment to alleviating the impact on the nearby community. The team has demonstrated continued community involvement by amending plans that achieve the best possible housing outcomes and community open space. We are excited that Signature has committed to union labor for a large portion of the project, and encourage them to continue conversations with labor groups.

The Housing Action Coalition applauds the project team for striving to achieve the best possible project for the community. Ultimately, we are proud to endorse Willow Village, which will provide well-designed and well-located homes that help address our region's ongoing affordability and displacement crisis.

Sincerely,

A handwritten signature in blue ink that reads "Todd David". The signature is written in a cursive, flowing style.

Todd David, *Executive Director*

Perata, Kyle T

From: Luis J. Guzmán <ljguzman68@yahoo.com>
Sent: Friday, January 7, 2022 4:00 PM
To: _Planning Commission; Perata, Kyle T; Sandmeier, Corinna D; Wolosin, Jen; Chow, Deanna M
Subject: Presentation on the proposed Willow Village mixed-use master plan development at Menlo Park's planning commission - 10 Jan 2022 - G1

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Dear commissioners, city officials and owner/developer,

As there are currently 3 nearby big projects at 1105-1165 O'Brien Drive/1 Casey Court, 1075 O'Brien Drive/20 Kelly Court and 1005 O'Brien Drive/1320 Willow Road that are currently in review, it would definitely be a great opportunity for the developer and city to work collaboratively together and SFPUC to best include/redevelop the Hetch Hetchy right of way into community amenities and also include/redevelop the current drainage channel between 1075 - 1105 O'Brien Drive and 20 Kelly Court - 960/1350 Hamilton into the paseo/connection with the Willow Village campus.

The redevelopment of Hetch Hetchy right of way would connect the proposed south park crescent between Ivy/Willow and O'Brien Parks and increase park/playground options on Hetch Hetchy such as secured children/toddlers areas and tennis/basketball/football/soccer/bocce courts, etc...

This integration as a Willow Village green/community amenities belt would be a great benefit by creating an additional south paseo and increasing community park amenities serving both future employees and local residents.

Also re-including the initial proposal for a Community Center on ground level near the Ivy/Willow public park would be greatly beneficial.

Thank you for your time and consideration.
Respectfully,

Luis Guzman
7 Clarence Court
East Palo Alto resident for over 40 yr