



NOTICE OF APPLICATION SUBMITTAL CITY OF MENLO PARK PLANNING DIVISION

NOTICE IS HEREBY GIVEN that the Planning Division of the City of Menlo Park, California has received a formal application for the following proposal:

Use Permit/Jeff Chase/936 Hobart Street:

Request for a use permit to demolish an existing, one-story single-family home and construct a new, two-story single-family home on a substandard lot with respect to width in the R-1-S (Single Family Suburban) zoning district.

The application will require review and action by the Planning Commission at a scheduled public meeting. The date of the public meeting has not yet been determined. Once the proposal is scheduled for a specific meeting date, a second notice will be mailed with specific information on the meeting date, time and place. The second notice will be mailed 15 days prior to the meeting date.

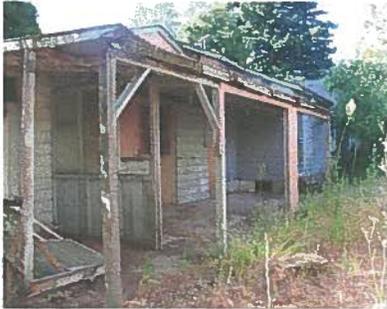
The project file may be viewed by the public on weekdays between the hours of 7:30 a.m. and 5:30 p.m. Monday through Thursday and 8:00 a.m. to 5:00 p.m. on Friday, with alternate Fridays closed, at the Community Development Department, 701 Laurel Street, Menlo Park, California.

Please find attached to this notice, copies of the project plans and site information as submitted by the applicant. City staff has not completed review of the plans and site information as of the date of this notice. As a result of City staff review and public comment, the preliminary plans may be revised prior to any public meeting on this proposal. If you are interested in viewing revised project plans, they will be available for review at the City offices one week prior to the Planning Commission meeting, which will be advertised in the public hearing notice, and attached to the hard copy of the staff report which will be available on the Thursday prior to the meeting.

If you have any comments or questions on this proposal, please call Michele Morris, Assistant Planner, at (650) 330-6724 or email her at mtmorris@menlopark.org. The Planning Division encourages submittal of comments and questions by September 2, 2016 in order for staff and the applicant to fully consider all comments and questions prior to the preparation of the staff report.

Si usted necesita más información sobre este proyecto, por favor llame al 650-330-6702, y pregunte por un asistente que hable español.

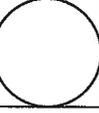




Existing Side Elevation Photo



Existing Side Elevation Photo



Zak Johnson Architects
 900 College Avenue
 Menlo Park, CA 94025
 650.328.9767



New Residence
 936 Hobart Avenue
 Menlo Park, CA 94025

Sheet Title
 (D) Plan & Elevations

Date
 20 July, 2016

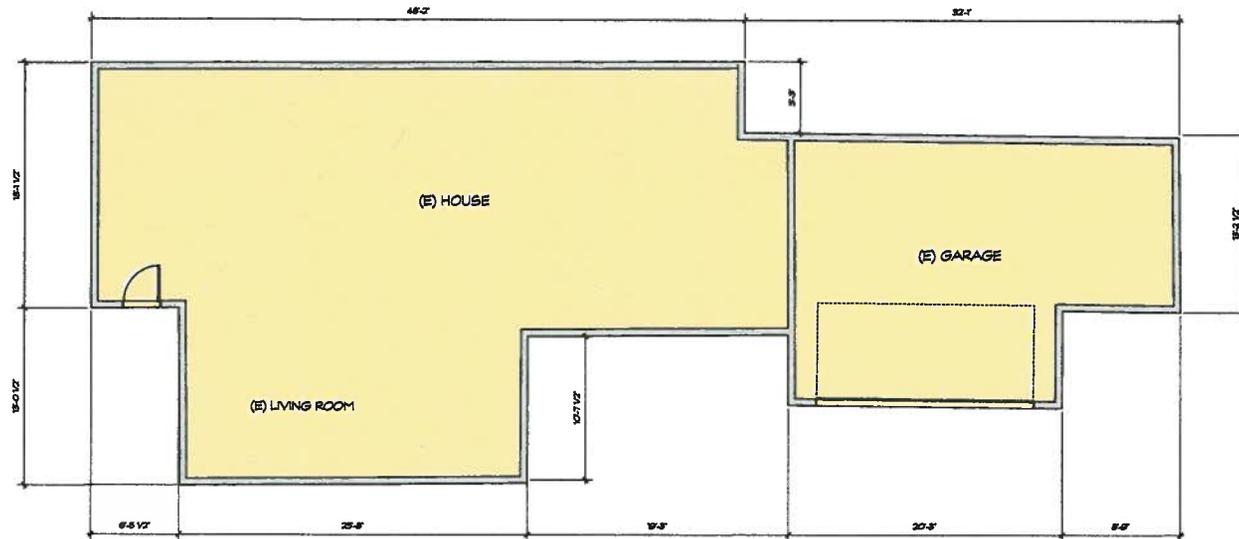
Scale
 As Noted



Existing Front Elevation Photo



Existing Back Elevation Photo



North
 EXISTING FLOOR PLAN
 Scale: 1/4" = 1'-0"



Door Schedule

No.	Location	Size	Type	Dr. Mat'l.	Dr. Fin.	Frame Mat'l.	Frame Fin.	Remarks
D1	Bedroom #5	2'-0" x 2'-0"	A	R.G. Wood	Paint	Wood	Paint	
D2	Clinet	2'-0" x 2'-0"	A	R.G. Wood	Paint	Wood	Paint	Sliding
D3	Clinet	2'-0" x 2'-0"	AAA	R.G. Wood	Paint	Wood	Paint	Sliding
D4	Both #5	2'-0" x 2'-0"	A	R.G. Wood	Paint	Wood	Paint	Privacy Lock
D5	Both #5	2'-0" x 2'-0"	C	Therm. Glass	NA	NA	NA	Thermopac Shower Door
D6	Both #5	2'-0" x 2'-0"	C	Therm. Glass	NA	NA	NA	Thermopac Shower Door
D7	Both #5	2'-0" x 2'-0"	A	R.G. Wood	Paint	Wood	Paint	Privacy Lock
D8	Utility Room	2'-0" x 2'-0"	A	R.G. Wood	Paint	Wood	Paint	
D9	Wine	2'-0" x 2'-0"	BBB	R.G. Wood	Paint	Paint	Paint	Thermopac, weatherstrips, beveled lock
D10	Bedroom #5	2'-0" x 2'-0"	AAA	R.G. Wood	Paint	Paint	Paint	Thermopac, weatherstrips, beveled lock
D11	Both #5	2'-0" x 2'-0"	A	R.G. Wood	Paint	Wood	Paint	
D12	Clinet	2'-0" x 2'-0"	AAA	R.G. Wood	Paint	Wood	Paint	
D13	Family Room	2'-0" x 2'-0"	BBB	R.G. Wood	Paint	Paint	Paint	Thermopac, weatherstrips, beveled lock
D14	Family Room	2'-0" x 2'-0"	B	R.G. Wood	Paint	Paint	Paint	Weatherstrips, beveled lock, recessed glass
D15	Family Room	2'-0" x 2'-0"	A	R.G. Wood	Paint	Wood	Paint	
D16	Bedroom #5	2'-0" x 2'-0"	A	R.G. Wood	Paint	Wood	Paint	
D17	Clinet	2'-0" x 2'-0"	AAA	R.G. Wood	Paint	Wood	Paint	Sliding
D18	Both #5	2'-0" x 2'-0"	A	R.G. Wood	Paint	Wood	Paint	Privacy Lock
D19	Both #5	2'-0" x 2'-0"	C	Therm. Glass	NA	NA	NA	Thermopac Shower Door
D20	Family Room	2'-0" x 2'-0"	A	R.G. Wood	Paint	Wood	Paint	Privacy Lock
D21	Both #5	2'-0" x 2'-0"	A	R.G. Wood	Paint	Wood	Paint	
D22	Clinet	2'-0" x 2'-0"	D	R.G. Wood	Paint	Paint	Paint	Thermopac, weatherstrips, beveled lock
D23	Garage	2'-0" x 2'-0"	D	R.G. Wood	Paint	Wood	Paint	Weatherstrips, beveled lock
D24	Garage	2'-0" x 2'-0"	D	Wood	Stain	Wood	Paint	Oil Coated, New Post
D25	Bedroom #5	2'-0" x 2'-0"	A	R.G. Wood	Paint	Wood	Paint	
D26	Clinet	2'-0" x 2'-0"	AAA	R.G. Wood	Paint	Wood	Paint	Sliding
D27	Both #5	2'-0" x 2'-0"	A	R.G. Wood	Paint	Wood	Paint	Privacy Lock
D28	Both #5	2'-0" x 2'-0"	C	Therm. Glass	NA	NA	NA	Thermopac Shower Door
D29	Both #5	2'-0" x 2'-0"	A	R.G. Wood	Paint	Wood	Paint	Privacy Lock
D30	Clinet	2'-0" x 2'-0"	AAA	R.G. Wood	Paint	Wood	Paint	Sliding
D31	Bedroom #5	2'-0" x 2'-0"	A	R.G. Wood	Paint	Wood	Paint	
D32	Living	2'-0" x 2'-0"	AAA	R.G. Wood	Paint	Wood	Paint	
D33	Landstry	2'-0" x 2'-0"	A	R.G. Wood	Paint	Wood	Paint	Privacy Lock
D34	Bedroom #5	2'-0" x 2'-0"	A	R.G. Wood	Paint	Wood	Paint	
D35	Bedroom #1	2'-0" x 2'-0"	B	Wood/Glass	Paint	Paint	Paint	Thermopac, weatherstrips, beveled lock
D36	Clinet	2'-0" x 2'-0"	A	R.G. Wood	Paint	Wood	Paint	Pushbars
D37	Clinet	2'-0" x 2'-0"	A	R.G. Wood	Paint	Wood	Paint	Pushbars
D38	Both #5	2'-0" x 2'-0"	A	R.G. Wood	Paint	Wood	Paint	Privacy Lock
D39	Both #5	2'-0" x 2'-0"	C	Therm. Glass	NA	NA	NA	Thermopac Shower Door
D40	Both #5	2'-0" x 2'-0"	A	R.G. Wood	Paint	Wood	Paint	Pushbars

Window Schedule

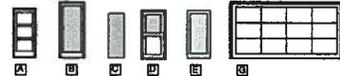
No.	Size	Location	Type	Area	Orient.	Arms	Head Hgt.	Remarks
W1	2'-0" x 2'-0"	Bedroom #5	General	13.8 sf	West	2 x 8	8'0"	Screen
W2	2'-0" x 2'-0"	Bedroom #5	General	13.8 sf	West	2 x 8	8'0"	Screen
W3	2'-0" x 2'-0"	Bedroom #5	General	13.8 sf	West	2 x 8	8'0"	Screen
W4	2'-0" x 2'-0"	Bedroom #5	General	11.8 sf	East	2 x 8	8'0"	Screen
W5	2'-0" x 2'-0"	Bedroom #5	General	11.8 sf	East	2 x 8	8'0"	Screen
W6	2'-0" x 2'-0"	Bedroom #5	General	18.7 sf	North	2 x 8	8'0"	Screen
W7	2'-0" x 2'-0"	Bedroom #5	General	18.7 sf	North	2 x 8	8'0"	Screen
W8	2'-0" x 2'-0"	Bedroom #5	General	18.7 sf	North	2 x 8	8'0"	Screen
W9	2'-0" x 2'-0"	Bedroom #5	General	11.8 sf	West	2 x 8	8'0"	Screen
W10	2'-0" x 2'-0"	Bedroom #5	General	11.8 sf	North	2 x 8	8'0"	Screen
W11	2'-0" x 2'-0"	Bedroom #5	General	18.7 sf	West	2 x 8	8'0"	Screen
W12	2'-0" x 2'-0"	Bedroom #5	General	18.7 sf	West	2 x 8	8'0"	Screen
W13	2'-0" x 2'-0"	Bedroom #5	General	18.7 sf	West	2 x 8	8'0"	Screen
W14	2'-0" x 2'-0"	Utility Room	General	18.7 sf	North	2 x 8	8'0"	Screen
W15	2'-0" x 2'-0"	Utility Room	General	18.7 sf	North	2 x 8	8'0"	Screen
W16	2'-0" x 2'-0"	Utility Room	General	18.7 sf	North	2 x 8	8'0"	Screen
W17	2'-0" x 2'-0"	Utility Room	General	18.7 sf	North	2 x 8	8'0"	Screen
W18	2'-0" x 2'-0"	Utility Room	General	18.7 sf	North	2 x 8	8'0"	Screen
W19	2'-0" x 2'-0"	Utility Room	General	18.7 sf	North	2 x 8	8'0"	Screen
W20	2'-0" x 2'-0"	Utility Room	General	18.7 sf	North	2 x 8	8'0"	Screen
W21	2'-0" x 2'-0"	Utility Room	General	18.7 sf	North	2 x 8	8'0"	Screen
W22	2'-0" x 2'-0"	Utility Room	General	18.7 sf	North	2 x 8	8'0"	Screen
W23	1'-0" x 2'-0"	Family Room	General	8.9 sf	North	2 x 8	8'0"	Screen
W24	2'-0" x 2'-0"	Bedroom #5	General	18.7 sf	East	2 x 8	8'0"	Thermopac
W25	2'-0" x 2'-0"	Bedroom #5	General	18.7 sf	East	2 x 8	8'0"	Thermopac
W26	2'-0" x 2'-0"	Bedroom #5	General	13.8 sf	West	2 x 8	8'0"	Screen
W27	2'-0" x 2'-0"	Both #5	General	7.8 sf	East	2 x 8	8'0"	Thermopac
W28	2'-0" x 2'-0"	Family Room	General	7.8 sf	East	2 x 8	8'0"	Screen
W29	2'-0" x 2'-0"	Family Room	General	7.8 sf	East	2 x 8	8'0"	Screen
W30	2'-0" x 2'-0"	Family Room	General	7.8 sf	East	2 x 8	8'0"	Screen
W31	2'-0" x 2'-0"	Garage	General	18.7 sf	East	2 x 8	8'0"	Screen
W32	2'-0" x 2'-0"	Garage	General	18.7 sf	East	2 x 8	8'0"	Screen
W33	2'-0" x 2'-0"	Both	General	7.8 sf	South	2 x 8	7'0"	Screen
W34	2'-0" x 2'-0"	Both	General	7.8 sf	South	2 x 8	7'0"	Screen
W35	2'-0" x 2'-0"	Both	General	7.8 sf	South	2 x 8	7'0"	Screen
W36	2'-0" x 2'-0"	Bedroom #5	General	18.7 sf	North	2 x 8	7'0"	Screen
W37	2'-0" x 2'-0"	Bedroom #5	General	18.7 sf	North	2 x 8	7'0"	Screen
W38	2'-0" x 2'-0"	Bedroom #5	General	13.8 sf	West	2 x 8	7'0"	Screen
W39	2'-0" x 2'-0"	Family Room	General	7.8 sf	East	2 x 8	8'0"	Thermopac, beveled glass
W40	2'-0" x 2'-0"	Family Room	General	18.7 sf	East	2 x 8	8'0"	Thermopac, beveled glass
W41	2'-0" x 2'-0"	Bedroom #5	General	13.8 sf	West	2 x 8	7'0"	Screen
W42	2'-0" x 2'-0"	Bedroom #5	General	18.7 sf	North	2 x 8	7'0"	Screen
W43	2'-0" x 2'-0"	Bedroom #5	General	18.7 sf	North	2 x 8	7'0"	Screen
W44	2'-0" x 2'-0"	Landstry	General	7.8 sf	North	2 x 8	7'0"	Screen
W45	2'-0" x 2'-0"	Bedroom #1	General	18.7 sf	North	2 x 8	8'0"	Screen
W46	2'-0" x 2'-0"	Bedroom #1	General	18.7 sf	East	2 x 8	8'0"	Screen
W47	2'-0" x 2'-0"	Bedroom #1	General	18.7 sf	East	2 x 8	8'0"	Screen
W48	2'-0" x 2'-0"	Bedroom #1	General	18.7 sf	East	2 x 8	8'0"	Thermopac, beveled glass
W49	2'-0" x 2'-0"	Bedroom #1	General	18.7 sf	East	2 x 8	8'0"	Thermopac, beveled glass
W50	2'-0" x 2'-0"	Bedroom #1	General	18.7 sf	East	2 x 8	8'0"	Thermopac, beveled glass

Window Notes

- Window and door head heights shall be installed to align where applicable. Head heights and window sizes are nominal.
- Labeled safety glazing shall be installed as indicated, at all locations within a 2'-0" arc of the vertical edge of doors, in doors, in bath and shower locations, windows greater than 9 sf, lower than 18" to the floor and top edge greater than 36", and bottom of stairway and any glazing within 36" horizontal & 60" vertical of walking surface of a stairway.
- All windows are to be clad, by Kozbe Windows, dual glazed, suncoat low-e glass, U.N.O.
- Emergency Egress windows shall maintain a minimum operable area of 5.7 s.f. and a minimum net clear opening height of 24" and width of 20". Egress windows shall have a sill height not more than 44" above the floor and open directly to street, public alley, yard, or ead county.

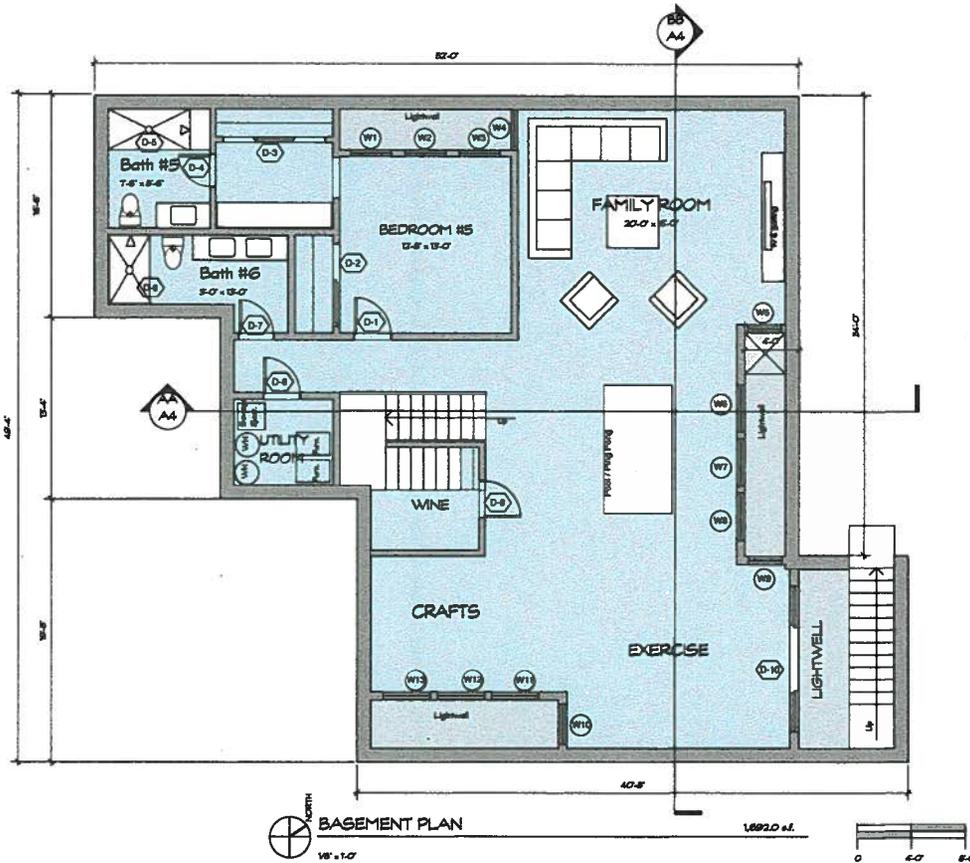
Door Notes

- Jambes shall be 4.5" min. unless noted otherwise (U.N.O.).
- Labeled safety glazing shall be installed in doors shown with glass, sidelights, and transoms.
- Wood interior doors shall be solid core, three panel, typ. U.N.O.
- Cabinet doors shall be Woodwork Institute of California, (W.I.C.): Custom Grade.



Floor Plan Notes

- Contractor shall provide all necessary blocking, backing, hardware, seismic straps or other support for all fixtures, equipment, cabinetry, furnishings, bath accessories, and other items.
- Acoustical batt insulation at bedrooms, bedrooms, all duct chases, and all areas of potential noise.
- Showers and tub/shower combinations shall be provided with Individual control valves of the thermostatic mixing or pressure balance type. UPC Section 420.0.
- All wood within 6" of concrete shall be foundation grade redwood or pressure treated for this use, except as provided for in the Building Code.
- Factory built fireplace to be installed per manufacturer's instructions and/or listing. Submit manufacturer's instructions to the City Building Inspector for review prior to installation of the equipment and gas piping.



Zak Johnson Architects
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Menlo Park, CA 94025
650.329.9767

Licensed Architect
Name: Zak Johnson
C-25248
Exp. 05/17
State of California

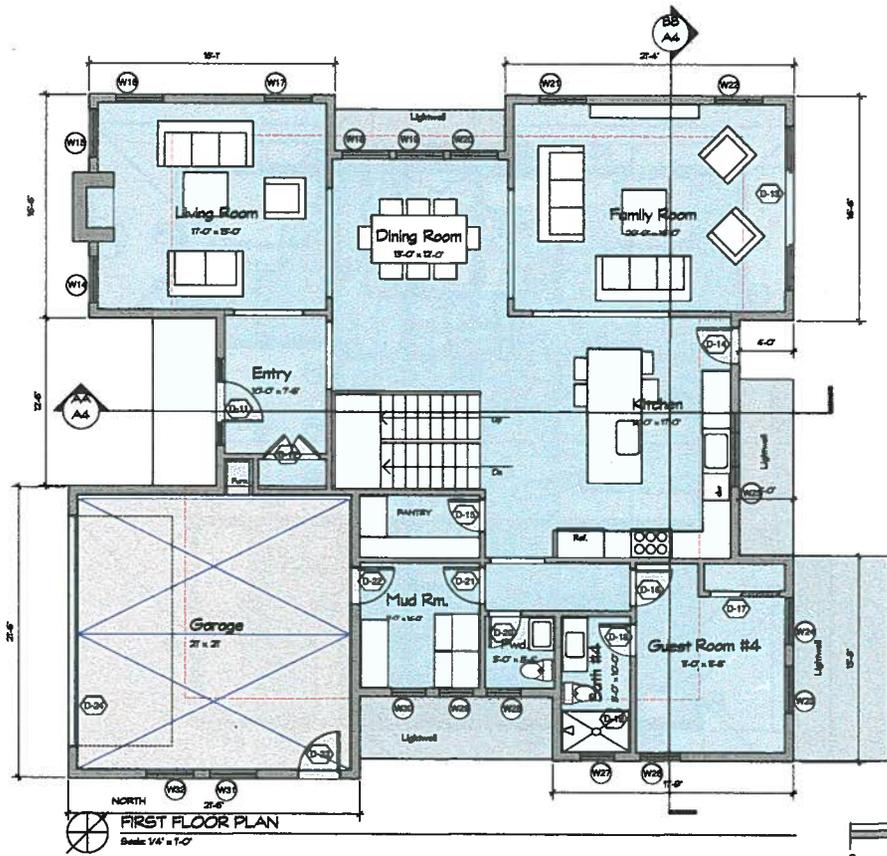
New Residence
936 Hobart Avenue
Menlo Park, CA 94025

Sheet Title
Basement Plan

Date
29 July, 2016

Scale
As Noted

A-2.0



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 Kevin Rossini Zia
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 State of California

New Residence
 936 Hobart Avenue
 Menlo Park, CA 94025

Sheet Title
 1st Floor Plan

Date
 29 July, 2016

Note
 As Noted

A-2.1



A-A Section through Stair
Scale 1/4" = 1'-0"



B-B Building Section
Scale 1/4" = 1'-0"

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Unissued Architect
Karee Suzanne Zick
C-28348
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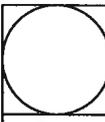
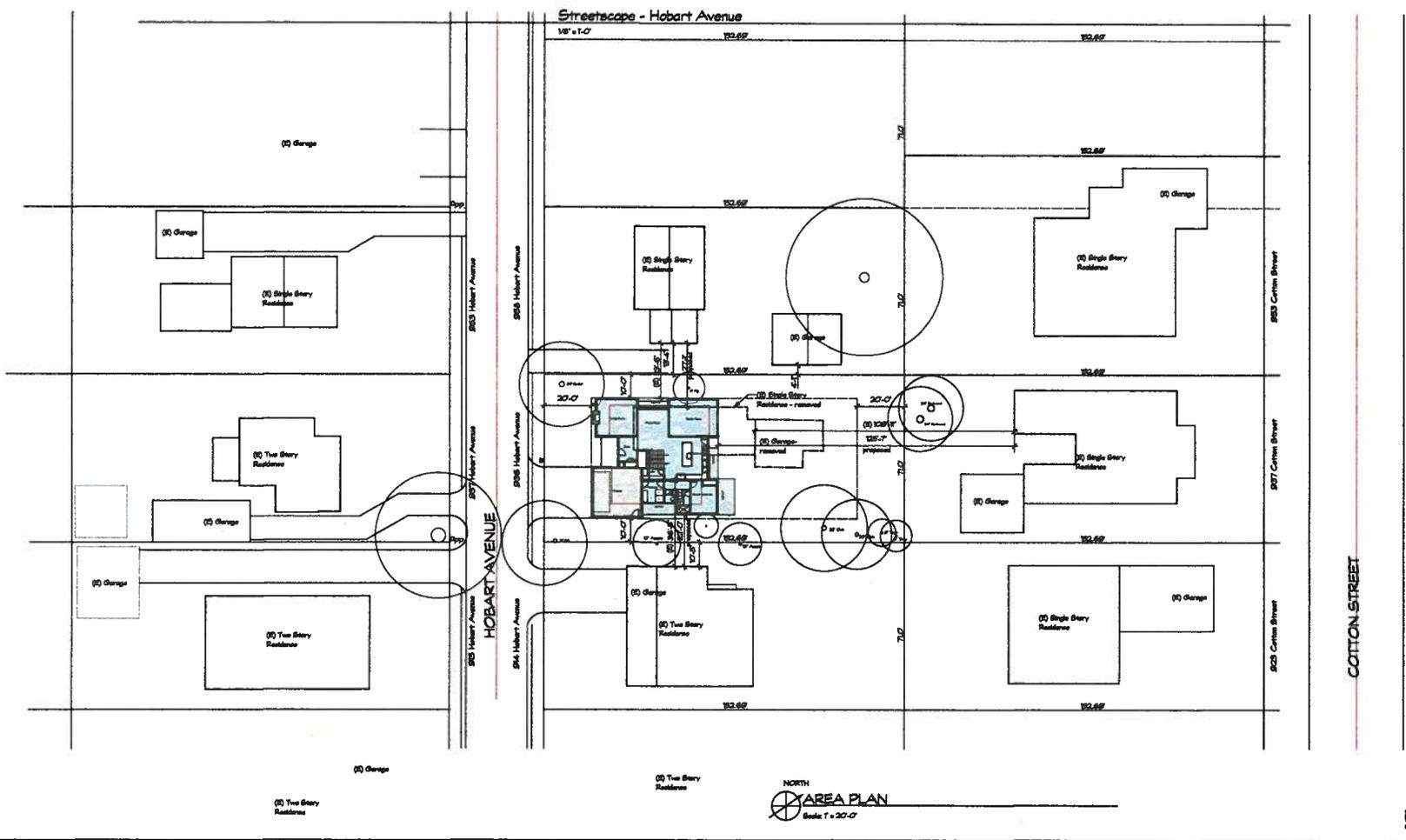
New Residence
936 Hobart Avenue
Menlo Park, CA 94025

Sheet Title
Building Sections

Date
29 July, 2016

Scale
As Noted

A-4



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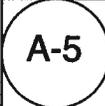


New Residence
 936 Hobart Avenue
 Menlo Park, CA 94025

Sheet Title
 Area Plan
 Streetscape

Date
 28 July, 2016

Scale
 As Noted



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Licensed Architect
 Kevin Suzanne Zick
 C-25245
 Exp. 03/31/17
 State of California

New Residence
 936 Hobart Avenue
 Menlo Park, CA 94025

Sheet Title
 Blank Area Diagram

Date
 29 July, 2016

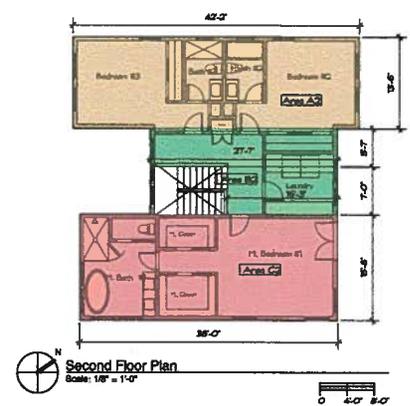
Scale
 As Noted

A-6



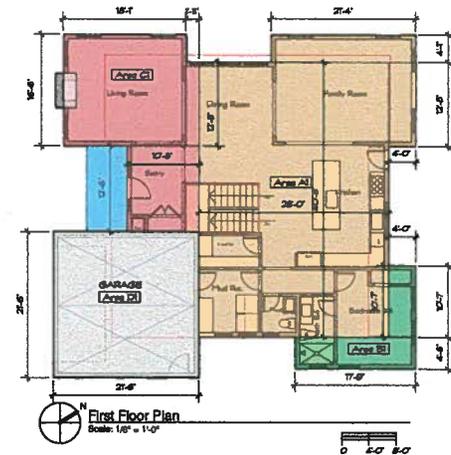
AREA CALCULATIONS

Existing House Area:
 Area A = 28'-6" x 31'-2" = 897.0 s.f.
 Area B = 18'-0" x 20'-3" = 365.4 s.f.
 Existing House = **1,262.4 s.f.**
 Existing Garage Area:
 Area C = 20'-3" x 20'-3" = 412.1 s.f.
 Total Existing: **1,674.5 s.f.**
 (B) Let Coverage



AREA CALCULATIONS

New Second Floor Area:
 Area A2 = 42'-2" x 13'-6" = 570.7 s.f.
 Area B3 = (27'-7" x 8'-7") + (6'-3" x 7'-0") = 267.8 s.f.
 Area C2 = 36'-0" x 15'-8" = 561.6 s.f.
 Proposed 2nd Floor = **1,400.1 s.f.**



AREA CALCULATIONS

New First Floor Area:
 Area A1 = (28'-0" x 40'-5") + (21'-6" x 4'-4") + (4'-0" x 12'-6") = 1,268.4 s.f.
 Area B1 = (17'-6" x 4'-8") + (4'-0" x 10'-7") = 228.1 s.f.
 Area C1 = (30'-6" x 16'-0") + (7'-2" x 12'-0") + (10'-6" x 12'-6") = 655.9 s.f.
 Preplace = 1'-6" x 5'-0" = 8.1 s.f.
 New 1st Floor = **1,960.5 s.f.**
 New Garage Area:
 Area D1 = 21'-6" x 21'-6" = 462.3 s.f.
 Additional Let Coverage:
 Area B1 = 12'-6" x 6'-0" = 76.0 s.f.
 Preplace = 5'-0" x 5'-0" = 25.0 s.f.

Project Description

936 Hobart Avenue
Menlo Park, CA 94025

We have submitted the required application materials to the City of Menlo Park Planning Department to construct a new two-story home with a full basement at 936 Hobart Avenue to be reviewed for a Use Permit.

We are proposing to demolish the existing single story bungalow residence and garage to construct a new two-story house with basement and attached two-car garage. The new home is a two-story Spanish / California style reminiscent of the Birge Clark homes from the early to mid 1900s. West Menlo Park is an eclectic neighborhood with original craftsman bungalows mixed with mid-century ranches and new larger two story homes. The two-story California Spanish colonial revival style works well in the neighborhood and complements the adjacent houses because it breaks the massing and volume of the house into smaller more proportional features and fits well under the daylight plane. The new structure will place the second floor above the middle of the house, providing plenty of relief to the neighboring properties and minimizing the appearance of too much bulk and volume. It is our intention to use a painted stucco exterior system with a composition shingle roof and aluminum clad wood windows. By creating a two-story home, we minimize the footprint on the site and open up space for landscaping and greenery. We carefully placed the home to minimize overlap with the existing trees and to protect the privacy of the neighbors.

Jeff Chase of Pacific Excel Partners reached out and communicated with the adjacent neighbors; he was able to speak directly with the three contiguous neighbors and provided them with drawings and his contact information for feedback. Currently, no one has registered any objections. Beth Bishop, the back fence neighbor at 937 Cotton Street, expressed that she was happy that the house is located toward the front of the lot so that they are less impacted by the 2nd story.

By carefully studying the surrounding neighborhood, the existing trees, and adjacent homes; and giving thoughtful attention to the character of the house, we feel we have designed a successful project for your consideration.

Sincerely,

karen zak

Karen Zak, Architect
Zak Johnson Architects
900 College Avenue
Menlo Park, CA 94025

RECEIVED

JUL 29 2016

CITY OF MENLO PARK
BUILDING