



## 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 Revision and Architectural Control Revision/Ron Krietemeyer/  
1315 O'Brien Drive:

Request for use permit and architectural control revisions to a previously approved project, which would allow the removal of approximately 32,000 square feet of gross floor area of warehouse from the rear of the structure and construction of a new exterior rear wall consistent with the architectural style of the previously approved building, in the M-2 (General Industrial) 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 Tom Smith, Associate Planner, at (650) 330-6730 or email him at [tasmith@menlopark.org](mailto:tasmith@menlopark.org). The Planning Division encourages submittal of comments and questions by September 22, 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.*



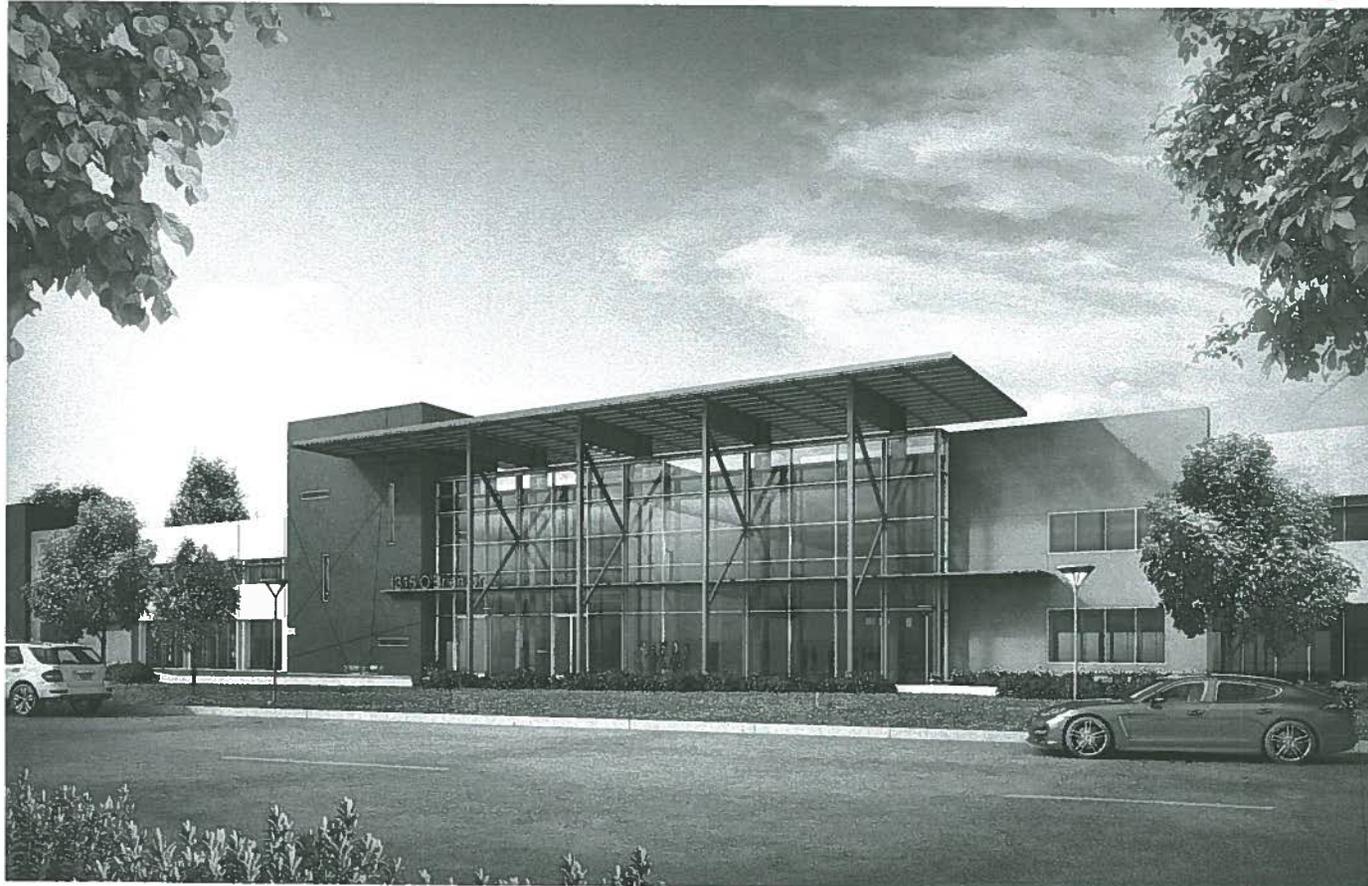
# MENLO BUSINESS PARK LOT 3

Menlo Park, CA 94025  
PLANNING SUBMITTAL  
JULY 7, 2016

RECEIVED

JUL 27 2016

CITY OF MENLO PARK  
PLANNING



 TARLTON

 DES  
ARCHITECTS  
ENGINEERS

## CURRENT PROJECT DATA

### A SITE (CURRENT) AND ZONING REQUIREMENTS

a.	CURRENT PROJECT SITE AREA:	457,818 SQ. FT.
b.	ZONING DESIGNATION:	M-2
c.	BUILDING HEIGHT LIMIT:	35 FT
d.	BUILDING SETBACKS:	
	- FRONT YARD	20 FT
	- REAR YARD	0 FT
	- SIDE YARD	10 FT EACH SIDE
e.	FLOOR AREA RATIO:	0.25
f.	SITE COVERAGE:	50% MAX
g.	M-2 REQUIRED PARKING PER ZONING ORDINANCE:	1300

### B CURRENT (APPROVED) PROJECT

a.	BUILDING AREA:	
	- FIRST FLOOR	161,670 SQ. FT.
	- CHEMICAL STORAGE BUNKERS (NOT SHOWN)	378 SQ. FT.
	- SECOND FLOOR	67,729 SQ. FT.
	- SECOND FLOOR TIERED SEATING	1,124 SQ. FT.
	- TOTAL:	230,901 SQ. FT.
b.	PROPOSED FLOOR AREA RATIO:	0.452
c.	SITE COVERAGE:	33.01%
d.	LANDSCAPING RATIO:	31%
e.	BUILDING SETBACKS:	
	- FRONT YARD	65-191 FT.
	- REAR YARD	213 FT.
	- WEST SIDE YARD	123 FT.
	- EAST SIDE YARD	130-145 FT.
f.	BUILDING USE:	
	- R&D	
	- WAREHOUSE	113,382 SF
	- MANUFACTURING	67,123 SF
	- TOTAL:	180,505 SF
g.	PARKING REQUIRED PER ZONING ORDINANCE (1/300):	738 CARS
	PARKING REQUIRED PER BUILDING USE:	
	- R&D (1/300)	378 CARS
	- WAREHOUSE (1/1000)	62 CARS
	- MANUFACTURING (1/1000)	48 CARS
	- TOTAL:	488 CARS
	PARKING PROVIDED:	373 CARS
	*SEE PROJECT DESCRIPTION FOR REQUEST FOR PARKING REDUCTION	
h.	PROPOSED BUILDING HEIGHT:	
	- TOP OF ROOF DECK	32' 3" FT.
	- TOP OF ROOF PLATFORM (T.O.P.)	37' 7" FT.
	- TOP OF PARAPET	35 FT.
	- TOP OF ENTRY TOWER	50' 0" FT.
	- TOP OF ROOF SCREEN (T.O.S.)	47' 7" FT.

## PROPOSED PROJECT DATA

### A SITE (PROPOSED) AND ZONING REQUIREMENTS

a.	PROPOSED PROJECT SITE AREA:	457,818 SQ. FT.
b.	ZONING DESIGNATION:	M-2
c.	BUILDING HEIGHT LIMIT:	35 FT
d.	BUILDING SETBACKS:	
	- FRONT YARD	20 FT
	- REAR YARD	0 FT
	- SIDE YARD	10 FT EACH SIDE
e.	FLOOR AREA RATIO:	0.25
f.	SITE COVERAGE:	50% MAX
g.	M-2 REQUIRED PARKING PER ZONING ORDINANCE:	1300

### B PROPOSED PROJECT

a.	BUILDING AREA:	
	- FIRST FLOOR	128,873 SQ. FT.
	- CHEMICAL STORAGE BUNKERS (NOT SHOWN)	378 SQ. FT.
	- SECOND FLOOR	67,729 SQ. FT.
	- SECOND FLOOR TIERED SEATING	1,124 SQ. FT.
	- TOTAL:	198,104 SQ. FT.
b.	PROPOSED FLOOR AREA RATIO:	0.388
c.	SITE COVERAGE:	28.41%
d.	LANDSCAPING RATIO:	24.80%
e.	BUILDING SETBACKS:	
	- FRONT YARD	65-191 FT.
	- REAR YARD	213 FT.
	- WEST SIDE YARD	123 FT.
	- EAST SIDE YARD	130-145 FT.
f.	BUILDING USE:	
	- R&D	113,382 SF
	- WAREHOUSE	29,828 SF
	- MANUFACTURING	45,799 SF
	- TOTAL:	189,010 SF
g.	PARKING REQUIRED PER ZONING ORDINANCE (1/300):	629 CARS
	PARKING REQUIRED PER BUILDING USE:	
	- R&D (1/300)	378 CARS
	- WAREHOUSE (1/1000)	29 CARS
	- MANUFACTURING (1/1000)	48 CARS
	- TOTAL:	455 CARS
	PARKING PROVIDED:	373 CARS
	*SEE PROJECT DESCRIPTION FOR REQUEST FOR PARKING REDUCTION	
h.	PROPOSED BUILDING HEIGHT:	
	- TOP OF ROOF DECK	32' 3" FT.
	- TOP OF ROOF PLATFORM	37' 7" FT.
	- TOP OF PARAPET	35 FT.
	- TOP OF ENTRY TOWER	50' 0" FT.
	- TOP OF ROOF SCREEN	47' 7" FT.

## SHEET INDEX

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3B	TOPOGRAPHIC SURVEY FOR EXISTING SITE
3C	ALTA SURVEY FOR EXISTING SITE
4	CURRENT FIRST FLOOR PLAN
5	CURRENT SECOND FLOOR PLAN
6	CURRENT ROOF PLAN (PLATFORM LEVEL)
7A	CURRENT GFA DIAGRAMS
7B	CURRENT BUILDING USE
8A	CURRENT SITE PLAN
8B	PROPOSED SITE PLAN
8C	PROPOSED SITE PLAN - BUILDING SETBACKS
9A	TRANSPORTATION DEMAND MANAGEMENT (TDM) SITE PLAN
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11	PROPOSED SECOND FLOOR PLAN
12	PROPOSED ROOF PLAN (PLATFORM LEVEL)
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17	CURRENT BUILDING ELEVATIONS
18	CURRENT BUILDING ELEVATIONS
19	PROPOSED BUILDING ELEVATIONS
20	PROPOSED BUILDING ELEVATIONS
21	BUILDING SECTIONS

## CONTACT

**CLIENT/OWNER**  
 O'BRIEN DRIVE PORTFOLIO, LLC  
 1330 O'BRIEN DRIVE, SUITE C  
 MENLO PARK, CALIFORNIA 94025

**PHONE:** (650) 350-3600  
**FAX:** (650) 350-3638  
**WEBSITE:** WWW.TARLTON.COM  
**CONTACT:** JOHN TARLTON  
 RON KRIETEMEYER

**ARCHITECTS**  
 DES ARCHITECTS + ENGINEERS

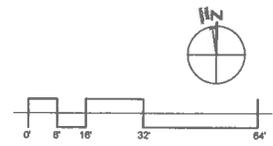
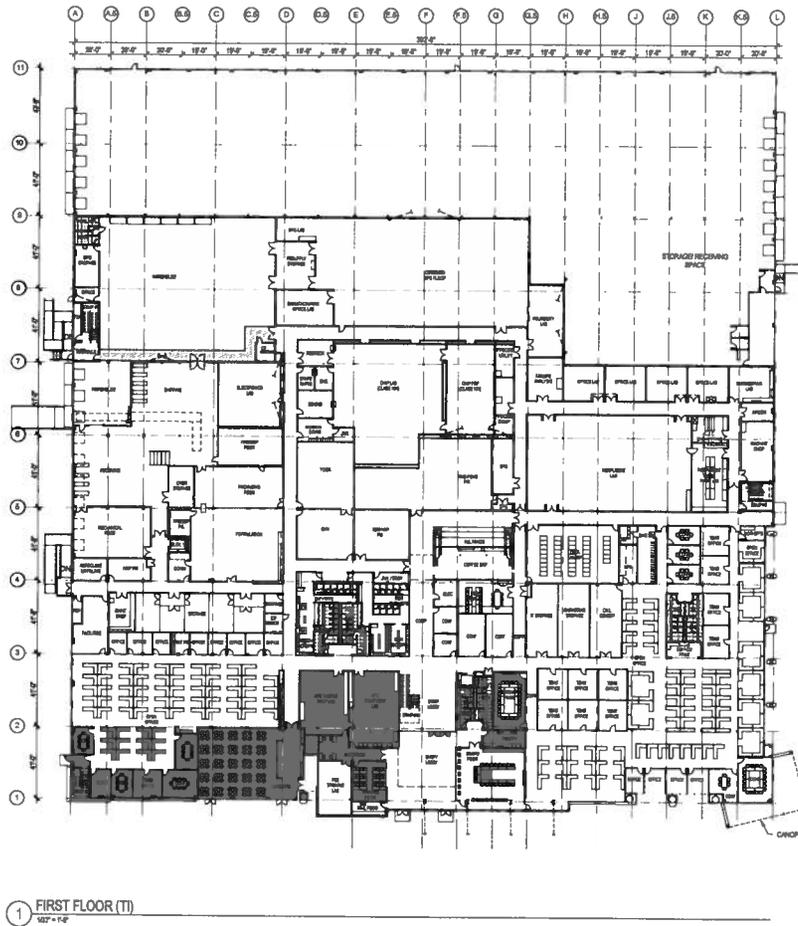
399 BRADFORD STREET  
 REDWOOD CITY, CALIFORNIA 94063

**PHONE:** (650) 384-8453  
**FAX:** (650) 384-2818  
**WEBSITE:** WWW.DES-AE.COM  
**CONTACT:** SUSAN ESCHMEYER  
 DAVE LEONG





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# TARLTON MENLO BUSINESS PARK LOT 3

CURRENT FIRST FLOOR PLAN

07/07/16 10019.004

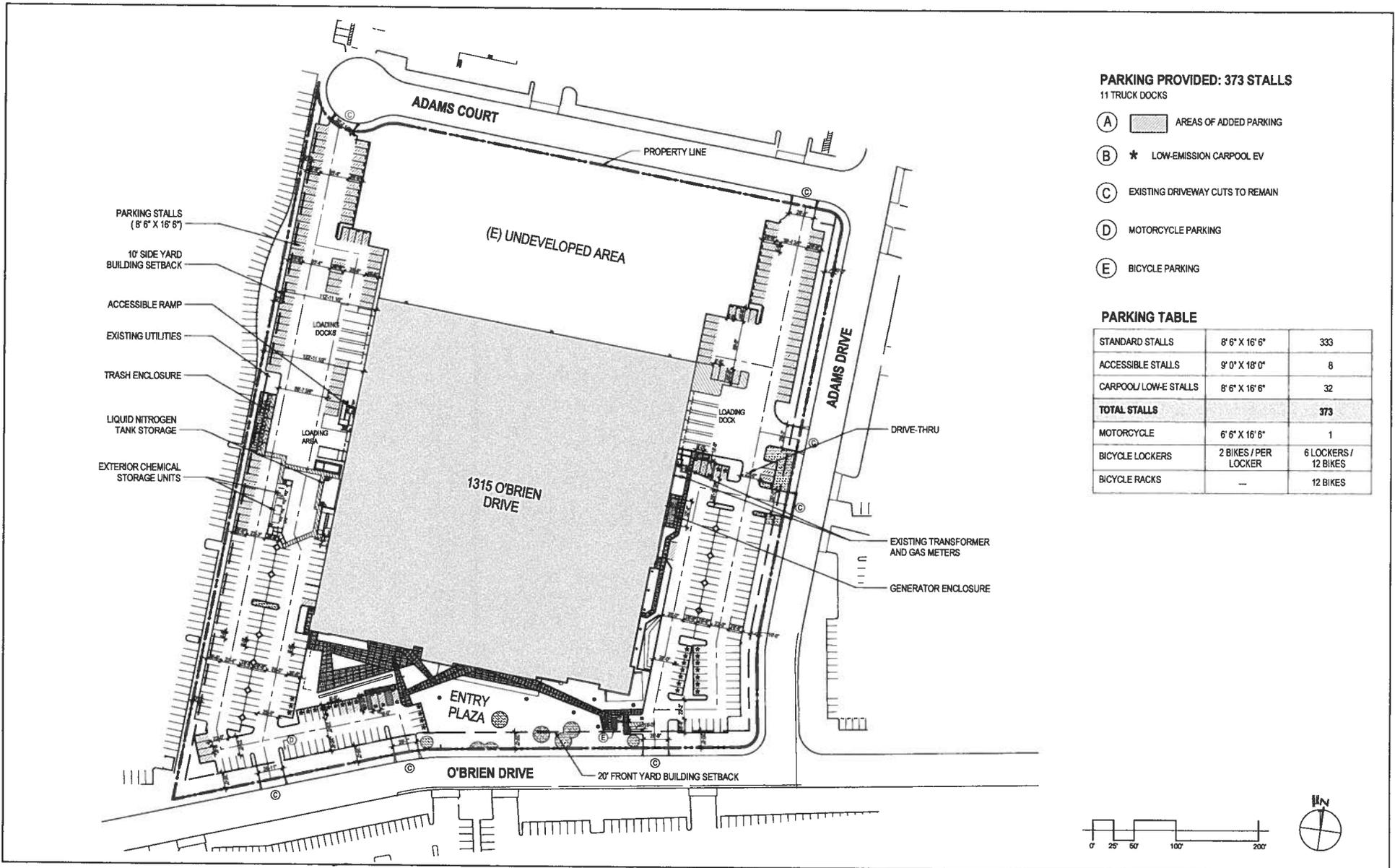
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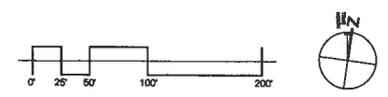
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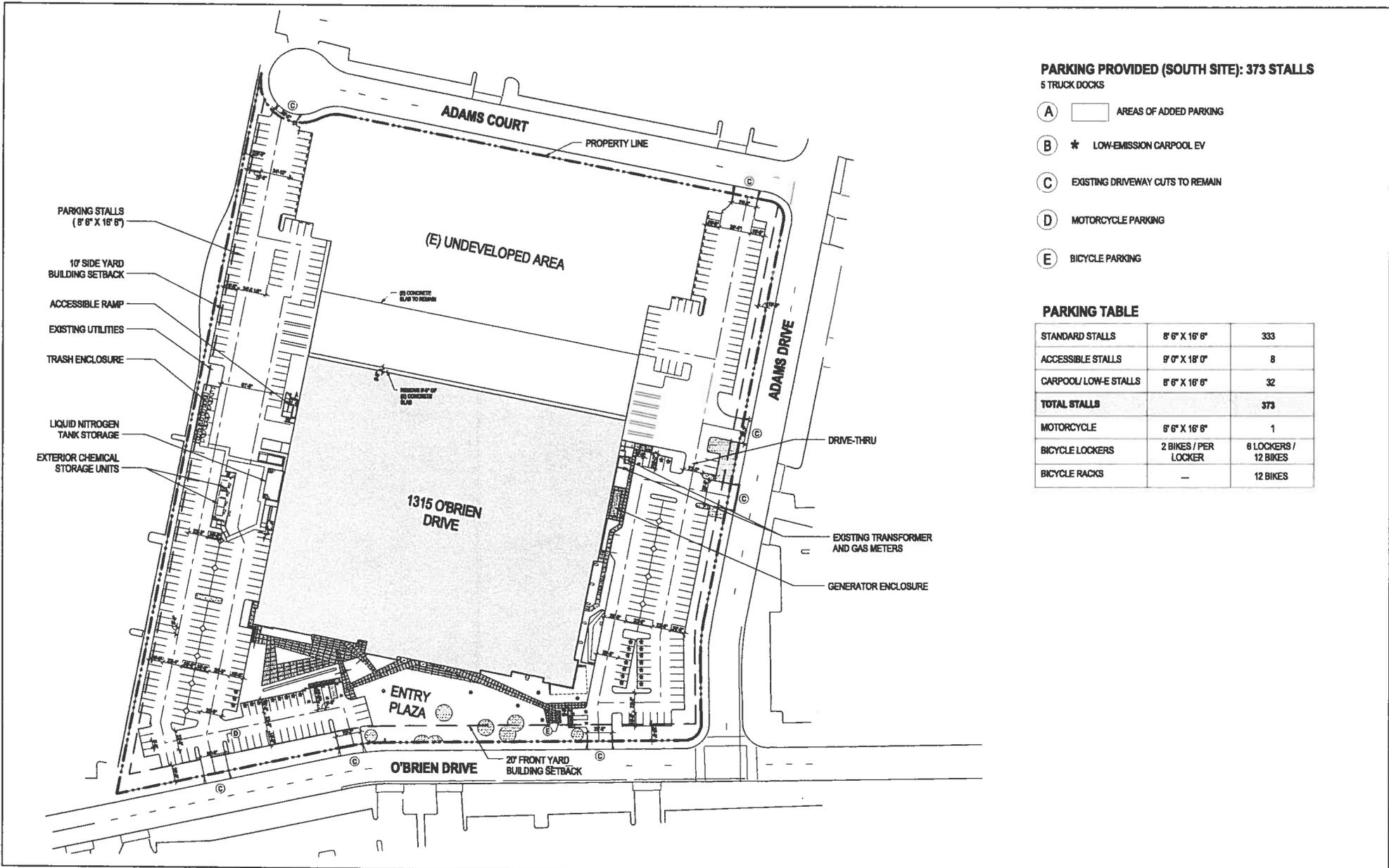


# TARLTON MENLO BUSINESS PARK LOT 3

CURRENT SITE PLAN  
07/27/16 10019.004

# 8A





**PARKING PROVIDED (SOUTH SITE): 373 STALLS**  
5 TRUCK DOCKS

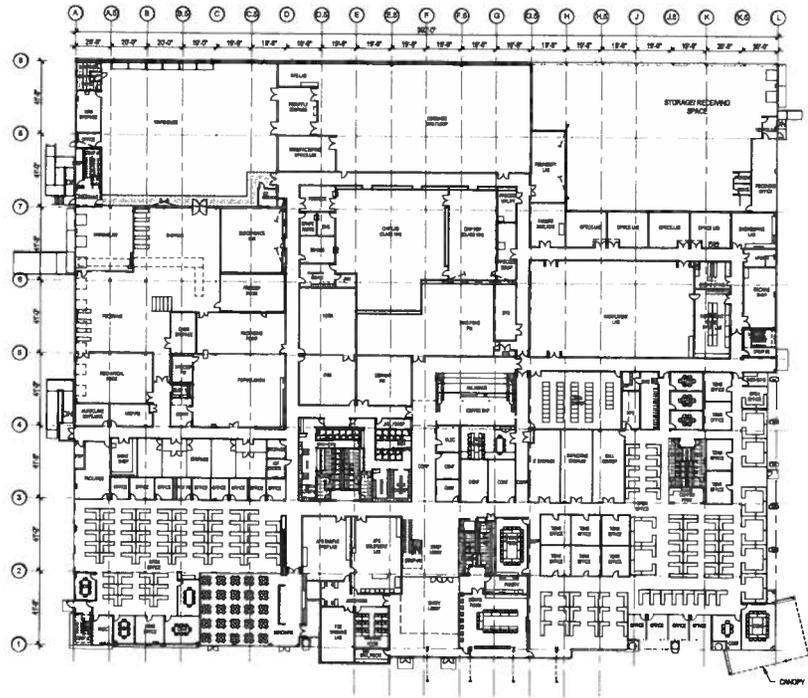
- (A)  AREAS OF ADDED PARKING
- (B) \* LOW-EMISSION CARPOOL EV
- (C) EXISTING DRIVEWAY CUTS TO REMAIN
- (D) MOTORCYCLE PARKING
- (E) BICYCLE PARKING

**PARKING TABLE**

STANDARD STALLS	8' 6" X 16' 6"	333
ACCESSIBLE STALLS	9' 0" X 16' 0"	8
CARPOOL/LOW-E STALLS	8' 6" X 16' 6"	32
<b>TOTAL STALLS</b>		<b>373</b>
MOTORCYCLE	8' 6" X 16' 6"	1
BICYCLE LOCKERS	2 BIKES / PER LOCKER	6 LOCKERS / 12 BIKES
BICYCLE RACKS	—	12 BIKES

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1 FIRST FLOOR (TI)  
MP-1-10

# TARLTON MENLO BUSINESS PARK LOT 3

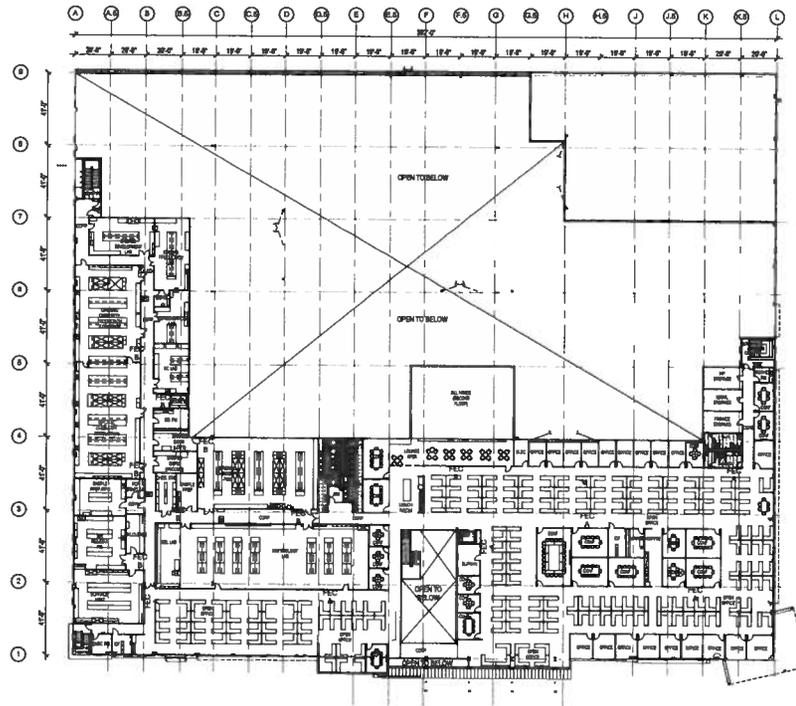
## PROPOSED TENANT IMPROVEMENT FIRST FLOOR PLAN

07/07/16 10019.004

# 10



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1 SECOND FLOOR (TI)  
1/2" = 1'-0"



# TARLTON MENLO BUSINESS PARK LOT 3

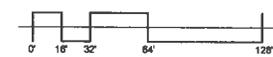
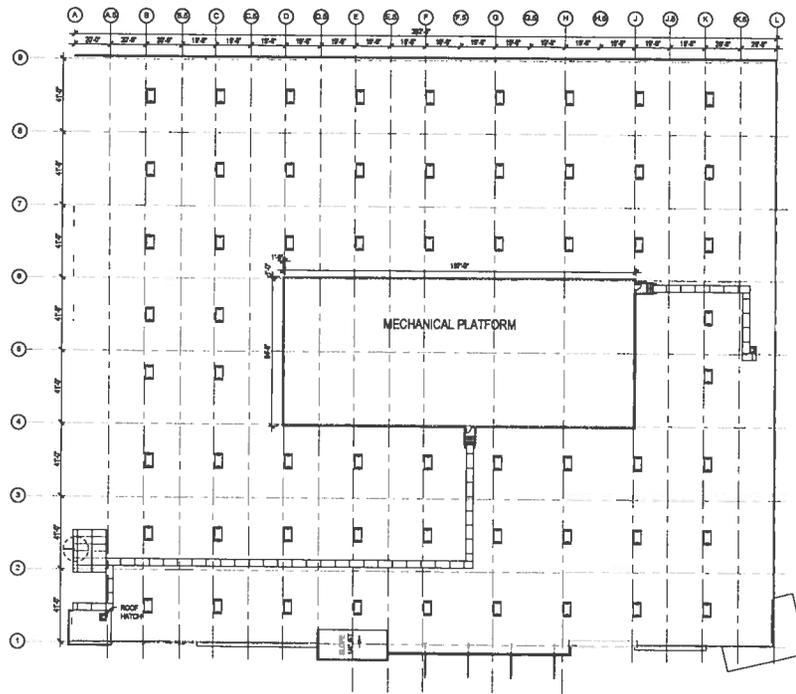
## PROPOSED TENANT IMPROVEMENT SECOND FLOOR PLAN

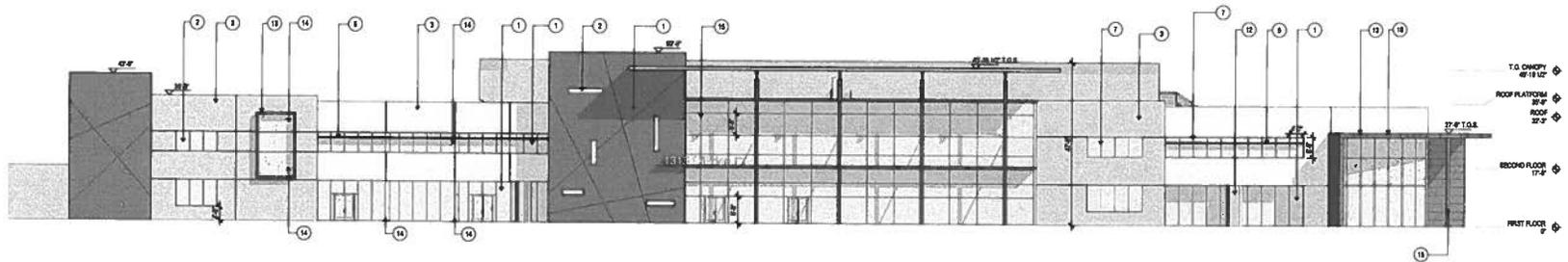
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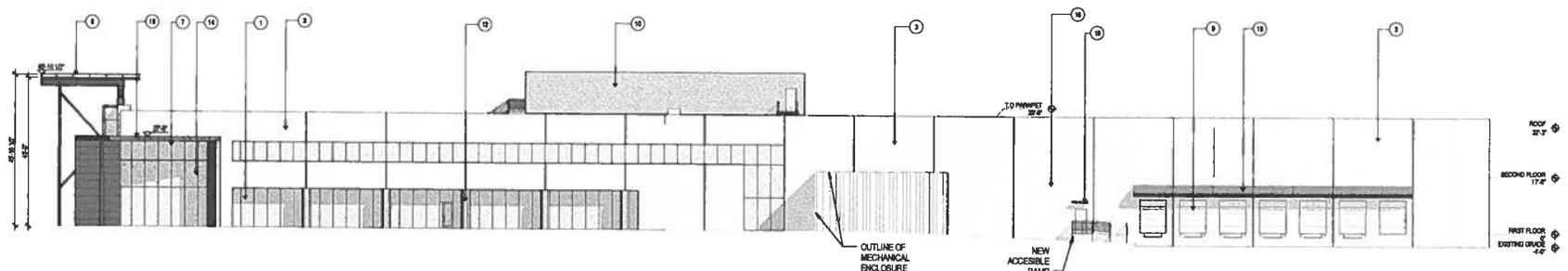


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1 CURRENT - SOUTH ELEVATION  
WF-12'



2 CURRENT - EAST ELEVATION  
WF-14'

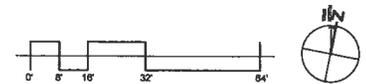
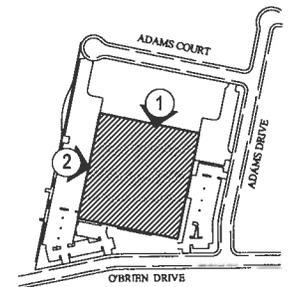
**MATERIALS/FINISHES**

- 1 (N) LOW-E, SLIGHTLY TINTED, DOUBLE GLAZED GLASS WALLS
- 2 WINDOW OPENINGS WITH LOW-E GLAZING
- 3 PAINTED CONCRETE WALL
- 5 (N) PAINTED METAL SUNSHADES
- 7 (N) KYNAR FINISH ALUMINUM MULLIONS
- 8 (N) PERFORATED METAL PANEL ROOF CANOPY SUPPORTED BY METAL STRUCTURE
- 9 PAINTED (E) METAL ROLL-UP DOOR
- 10 HORIZONTAL RIBBED METAL PANEL ROOFSCREEN FOR MECHANICAL EQUIPMENT (BEYOND).
- 12 (E) COLUMNS IN (N) METAL COLUMN COVERS
- 13 (N) PAINTED METAL PANELS
- 14 SANDBLASTED CONCRETE SURFACE BEHIND GLAZING

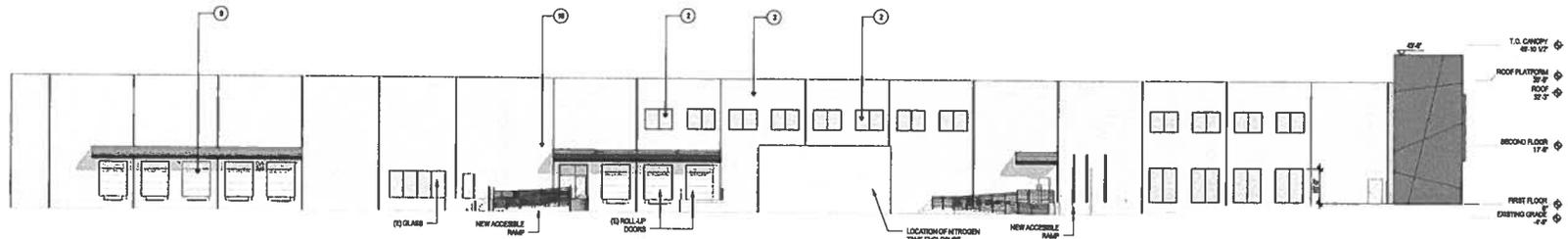
**MATERIALS/FINISHES**

- 15 (N) PAINTED METAL K-BRACES AND COLUMNS
- 16 SKIM COAT (E) REVEALS FOR SMOOTH PANEL
- 18 (N) CANOPY, SEE DETAIL 4/A8.03.
- 19 REPAINT (E) CANOPY

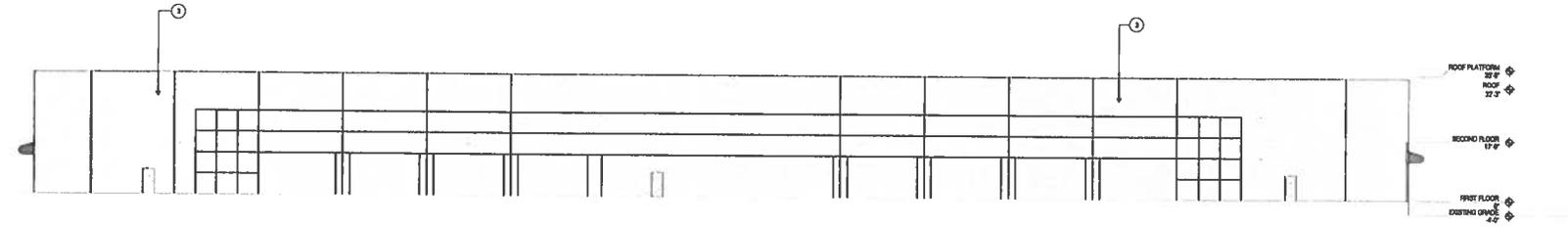
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|  BENJAMIN MOORE AF-685 <i>Thunder</i>    |  PPG INDUSTRIES, INC. UC70092F <i>Sunstorm Silversmith</i> |
|  BENJAMIN MOORE 2121-10 <i>Gray</i>      |  SOLARBAN 70XL SOLARBLUE                                   |



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1 CURRENT - WEST ELEVATION  
WV-14

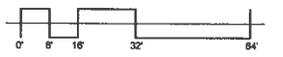
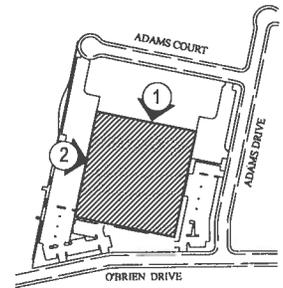


2 CURRENT - NORTH ELEVATION  
WV-14

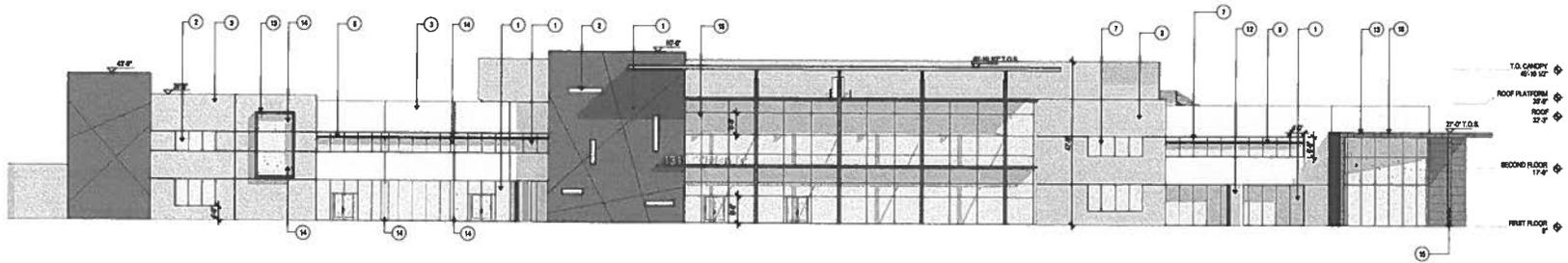
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	BENJAMIN MOORE AF-685 <i>Thunder</i>		PPG INDUSTRIES, INC. UC70092F <i>Sunstorm Silversmith</i>
	BENJAMIN MOORE 2121-10 <i>Gray</i>		SOLARBAN 70XL SOLARBLUE

**MATERIALS/FINISHES**

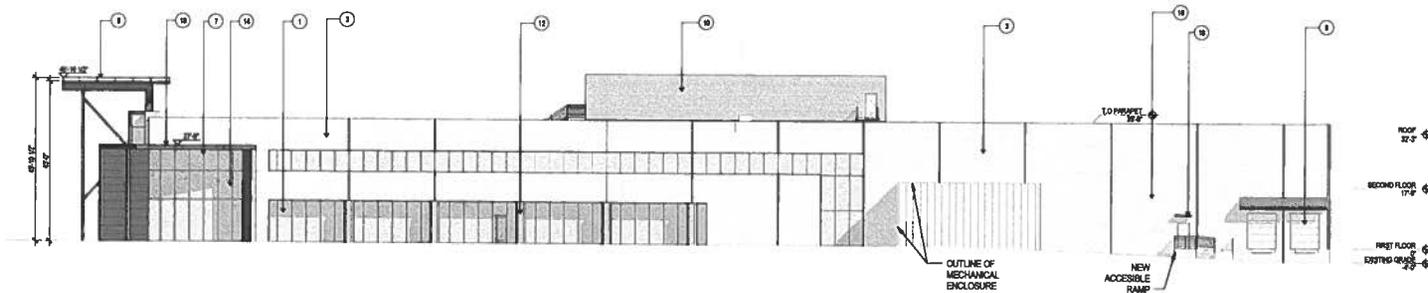
- 2 WINDOW OPENINGS WITH LOW-E GLAZING
- 3 PAINTED CONCRETE WALL
- 9 PAINTED (E) METAL ROLL-UP DOOR
- 10 HORIZONTAL RIBBED METAL PANEL ROOFSCREEN FOR MECHANICAL EQUIPMENT (BEYOND).
- 16 SKIM COAT (E) REVEALS FOR SMOOTH PANEL



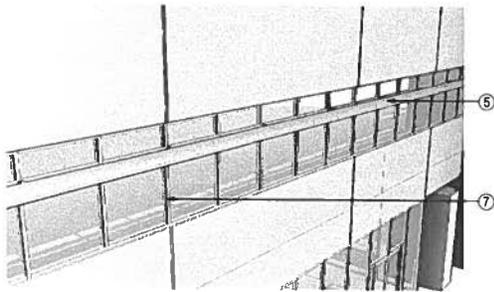
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1 SOUTH ELEVATION  
WF-112



2 EAST ELEVATION  
WF-112



TYPICAL WINDOW/ SUNSHADE DETAIL AT SECOND FLOOR

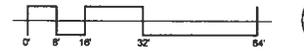
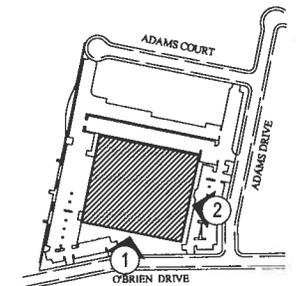
**MATERIALS/FINISHES**

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- 7 (N) KYNAR FINISH ALUMINUM MULLIONS
- 8 (N) PERFORATED METAL PANEL ROOF CANOPY SUPPORTED BY METAL STRUCTURE
- 9 PAINTED (E) METAL ROLL-UP DOOR
- 10 HORIZONTAL RIBBED METAL PANEL ROOFSCREEN FOR MECHANICAL EQUIPMENT (BEYOND).
- 12 (E) COLUMNS IN (N) METAL COLUMN COVERS
- 13 (N) PAINTED METAL PANELS
- 14 SANDBLASTED CONCRETE SURFACE BEHIND GLAZING
- 15 (N) PAINTED METAL K-BRACES AND COLUMNS

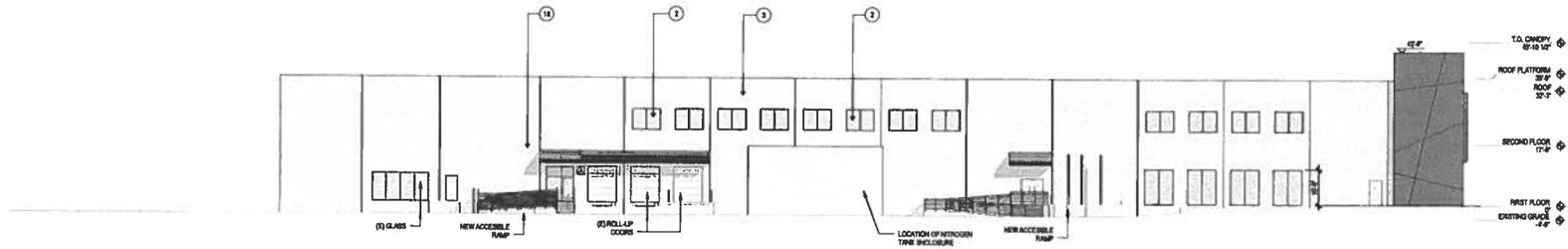
**MATERIALS/FINISHES**

- 16 SKIM COAT (E) REVEALS FOR SMOOTH PANEL
- 18 (N) CANOPY, SEE DETAIL 4/A8.03.

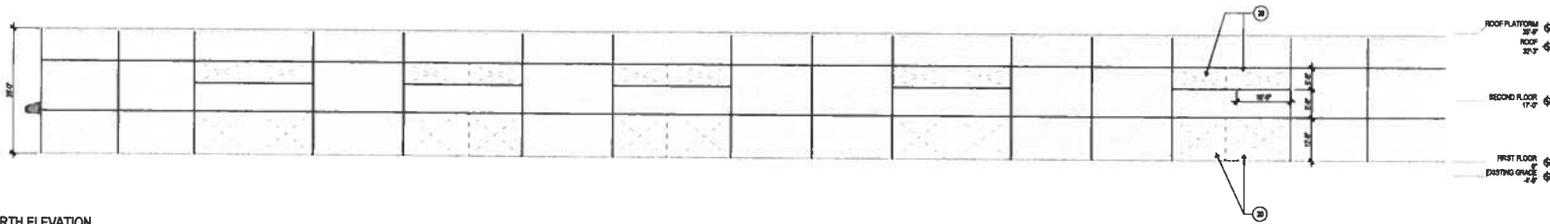
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|  | BENJAMIN MOORE<br>AF-685 Thunder    |  | PPG INDUSTRIES, INC.<br>UC70092F Sunstorm Silversmith |
|  | BENJAMIN MOORE<br>2121-10 Gray      |  | SOLARBAN 70XL<br>SOLARBLUE                            |



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1 WEST ELEVATION  
9'6" x 142'



2 NORTH ELEVATION  
9'6" x 142'

	BENJAMIN MOORE OC-25 <i>Cloud Cover</i>		PPG INDUSTRIES, INC. UC51713XL <i>Pewter</i>
	BENJAMIN MOORE AF-685 <i>Thunder</i>		PPG INDUSTRIES, INC. UC70092F <i>Sunstorm Silversmith</i>
	BENJAMIN MOORE 2121-10 <i>Gray</i>		SOLARBAN 70XL SOLARBLUE

**MATERIALS/FINISHES**

- 2 WINDOW OPENINGS WITH LOW-E GLAZING
- 3 PAINTED CONCRETE WALL
- 10 HORIZONTAL RIBBED METAL PANEL ROOFSCREEN FOR MECHANICAL EQUIPMENT (BEYOND).
- 16 SKIM COAT (E) REVEALS FOR SMOOTH PANEL
- 20 POTENTIAL FUTURE WALL OPENINGS.

