



## 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/Scott Landry/628 Cambridge Avenue:

Request for a use permit to demolish an existing detached one-car garage and build a new detached one-car garage and accessory studio building on a substandard lot in the R-2 (Low Density Apartment) 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 Yesenia Jimenez, Associate Planner, at (650) 330-6732 or email her at [yjimenez@menlopark.org](mailto:yjimenez@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.*



**Project Description**

**Russell + Cooke Accessory Structure**  
**628 Cambridge Avenue, Menlo Park**  
**APN 071-413-230**

This proposal is submitted in application for design review and approval for the removal of an existing detached garage structure and construction of a new detached accessory structure (which includes a single-car garage and art studio) at 628 Cambridge Avenue. The property, a 3977 square foot (substandard) lot, is zoned in in the R-2 Low Density Apartment District.

The proposed project includes the demolition of the existing dilapidated detached garage which measures 16' wide x 24' long (and thus only serves as cover for one car), and construction of a new accessory structure of 494 square feet containing a single-car garage and art studio space. Other improvements include a new paved parking area and walkway paving, totaling 1275 square feet (with existing paving to remain). The proposal incorporates the required back-up length out of the covered garage space which does not currently exist with the existing garage placement. In addition, we are proposing two alternate 'uncovered' parking spaces – both of which require the usage of a portion of the required back-up area.

The form, details and materials of the new accessory structure are a modern version of those of the existing single-family dwelling on the property – creating compatibility between the structures (something that does not currently exist. The style of the new structure is to be modern, with clean lines and varied massing, incorporating both a shed and flat roof form. Materials include painted horizontal tongue-and-groove cedar siding, white vinyl doors and windows, painted trim – all colored/painted to match the existing residence. The pitched roof is composition shingle roofing (to match the residence) and the flat roof has a gray TPO membrane. The garage door is a modern white-framed aluminum with obscured/translucent glazing roll-up door,

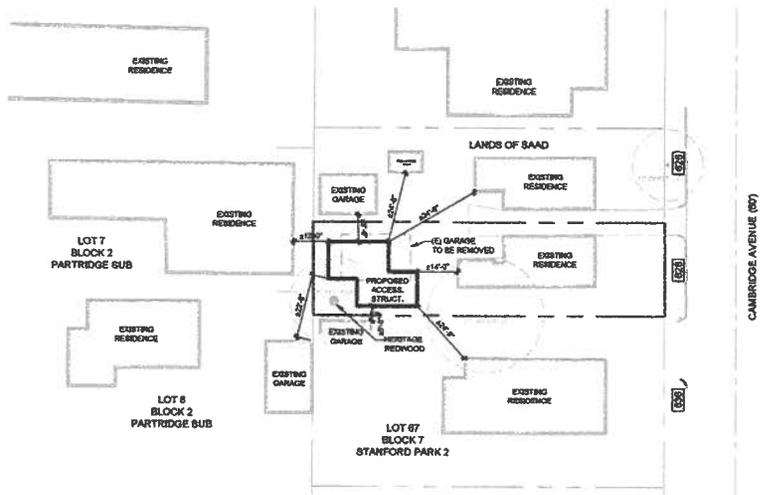
The proposed structure is to be sited very similarly to the existing garage, with the garage door facing Cambridge Avenue. The footprint of the house is determined by the space allotted by setback/easement requirements and the need/desire to maintain a heritage redwood tree in the southwest (rear) corner of the property, allowing for a back yard and circulation around the perimeter. While the use will remain essentially unchanged as a garage and art studio (the existing structure is currently used as an art studio by several children in the neighborhood), we feel this new structure provides a better experience through more usable space and a compatible palette.

We (along with the owners, Andy Russell and Erin Cooke) believe their new accessory structure will become a welcome addition to both Cambridge Avenue and Menlo Park.

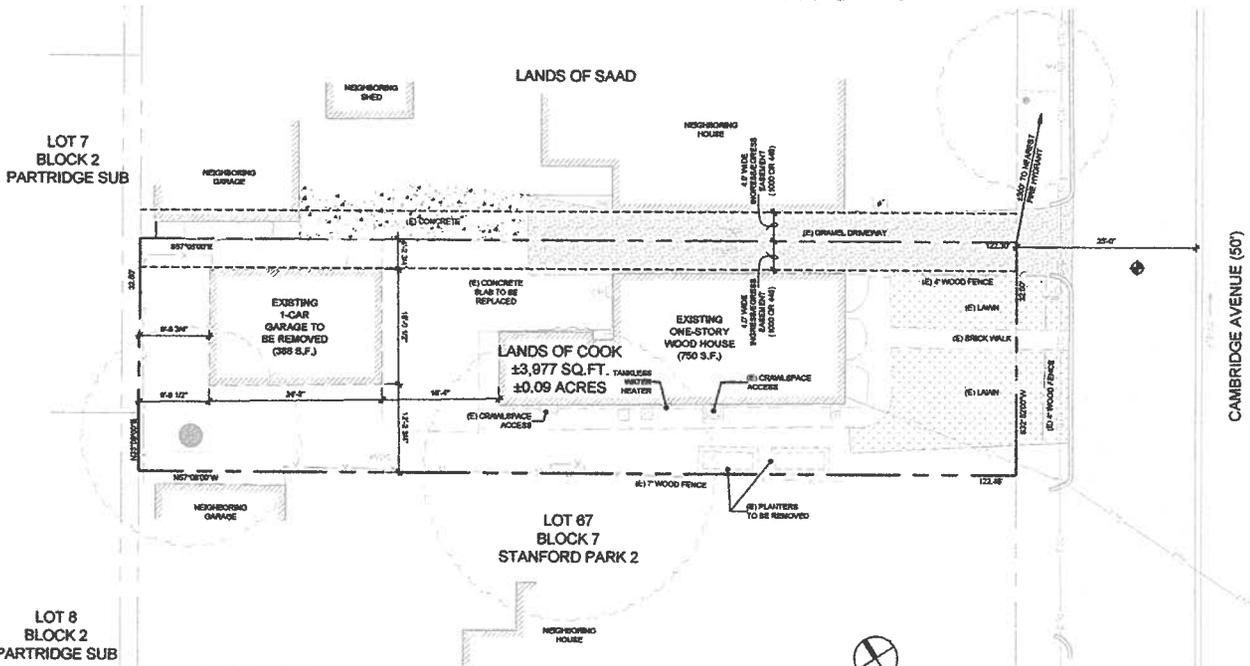
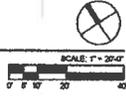
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JUL 15 2016

By PLANNING



AREA PLAN



EXISTING SITE PLAN



CITY OF MENLO PARK - PLANNING DESIGN REVIEW SUBMITTAL

PROJECT: RUSSELL + COOKE ACCESSORY STRUCTURE  
628 CAMBRIDGE AVENUE MENLO PARK, CA APN: 071-413-230

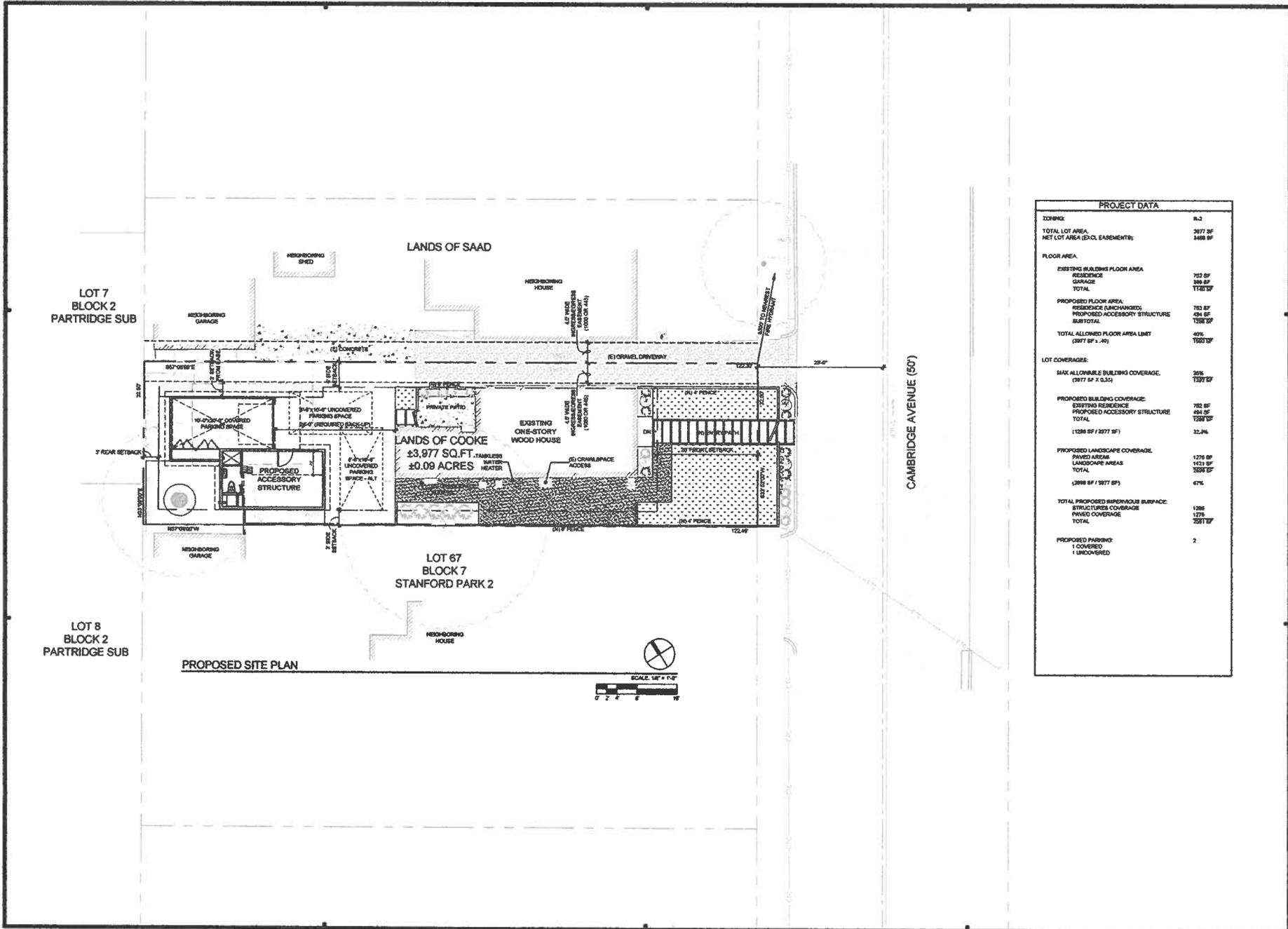
EXISTING SITE PLAN

Sheet No.	Description	Date
1	EXISTING SITE PLAN	7/7/16

Drawn By:	6/4 JAW
Date:	7/7/16
Project No.:	101804
Scale:	AS SHOWN

Sheet: **A.101**

studio 101 designs  
PH: 707.778.5095  
191 H ST., SUITE 1010 MENLO PARK, CA 94028  
www.studio101designs.com



PROJECT DATA	
ZONING:	R-2
TOTAL LOT AREA:	3977 SF
NET LOT AREA (EXCL. EASEMENTS):	3488 SF
FLOOR AREA	
EXISTING BUILDING FLOOR AREA:	
RESIDENCE	752 SF
GARAGE	389 SF
TOTAL	1141 SF
PROPOSED FLOOR AREA:	
RESIDENCE (ENHANCED):	752 SF
PROPOSED ACCESSORY STRUCTURE	424 SF
SUBTOTAL	1176 SF
TOTAL ALLOWED FLOOR AREA LIMIT (3977 SF x .40)	1591 SF
LOT COVERAGE:	
MAX ALLOWABLE BUILDING COVERAGE (3977 SF x 0.35)	1382 SF
PROPOSED BUILDING COVERAGE:	
EXISTING RESIDENCE	752 SF
PROPOSED ACCESSORY STRUCTURE	424 SF
TOTAL	1176 SF
(1382 SF / 1176 SF)	32.2%
PROPOSED LANDSCAPE COVERAGE:	
PAVED AREAS	1276 SF
LANDSCAPE AREAS	1411 SF
TOTAL	2687 SF
(2687 SF / 3977 SF)	67%
TOTAL PROPOSED PERVIOUS SURFACE:	
STRUCTURES COVERAGE	1386
PAVED COVERAGE	1276
TOTAL	2662 SF
PROPOSED PARKING:	
1 COVERED	2
1 UNCOVERED	

CITY OF MENLO PARK - PLANNING DESIGN REVIEW SUBMITTAL

Project: **RUSSELL + COOKE ACCESSORY STRUCTURE**  
 628 CAMBRIDGE AVENUE MENLO PARK, CA APN: 071-413-230

studio 101 designs  
 161 N. 1st St., San Jose, CA 95131  
 (415) 435-1011  
 www.studio101designs.com

Sheet	By	Description	Date
		PLANNING DESIGN REVIEW	7/17/18

Drawn by: **dlr** / **JH**  
 Date: **7/17/18**  
 Project No.: **011804**  
 Scale: **AS SHOWN**

Sheet **A.102**

PROPOSED SITE PLAN

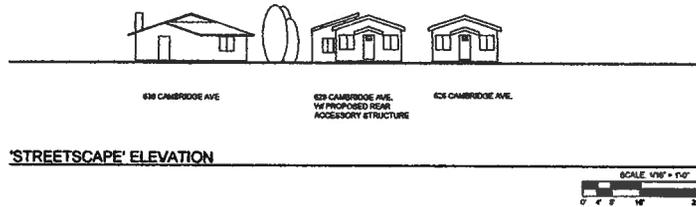
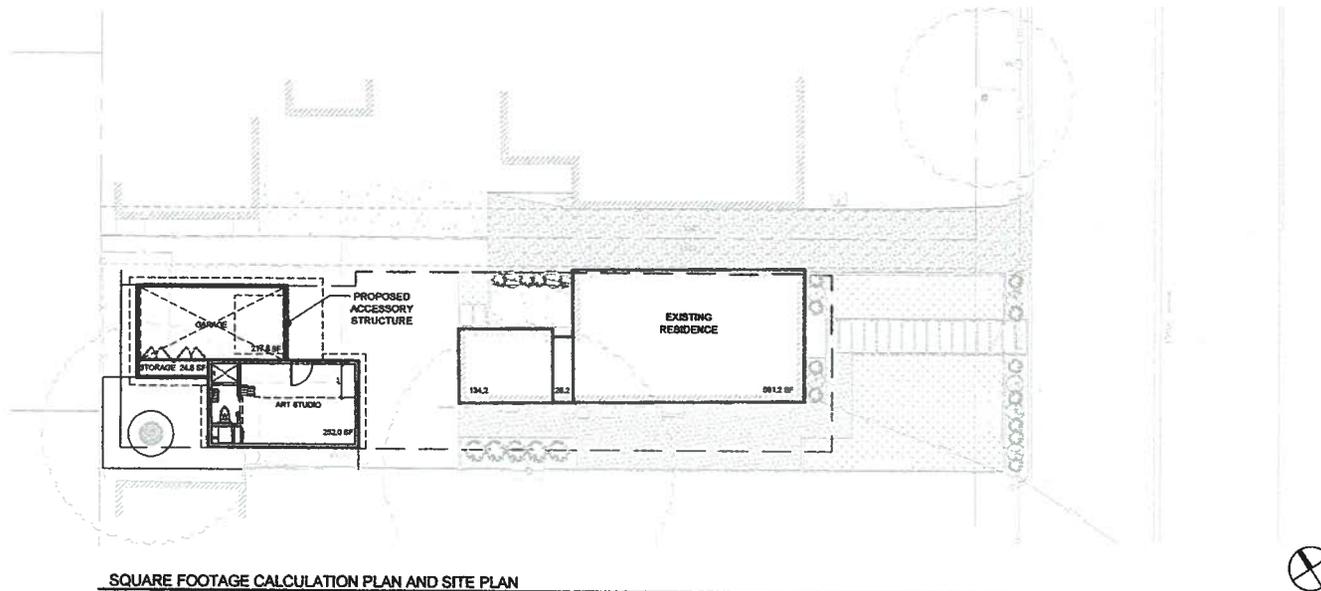


PHOTO OF EXISTING SITE AND NEIGHBORING LOTS



SQUARE-FOOTAGE CALCS	
FLOOR AREA:	
EXISTING RESIDENCE	702 SF
620 L2 SF + 282 SF + 134.2 SF	
PROPOSED ACCESSORY STRUCTURE	242.6 SF
ART STUDIO	217.8 SF
GARAGE	24.8 SF
STORAGE	437 SF
SUBTOTAL	
PROPOSED BUILDING FLOOR AREA TOTAL:	<b>1286.6 SF</b>

**studio | designs**  
 APN: 071-778-0101  
 101 H St. Menlo Park, CA 94025  
 www.studio101designs.com

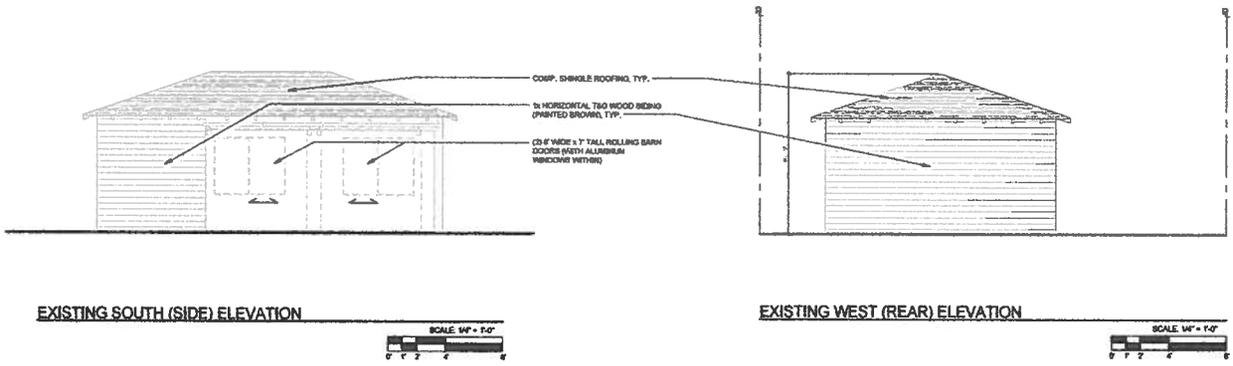
CITY OF MENLO PARK - PLANNING DESIGN REVIEW SUBMITTAL  
 Project: **RUSSELL + COOKE ACCESSORY STRUCTURE**  
 628 CAMBRIDGE AVENUE MENLO PARK, CA APN: 071-413-230  
 Title: **SQUARE FOOTAGE CALCS, VICINITY PHOTO, AND STREETSCAPE ELEVATION**

Rev	By	Description	Date

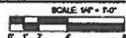
Designer:	EL	08/14/18	ASB/RODAN
Checker:	EL	08/14/18	
Date:	08/14/18	11/18/18	
Project No.:			
Sheet:			

Sheet: **A.103**

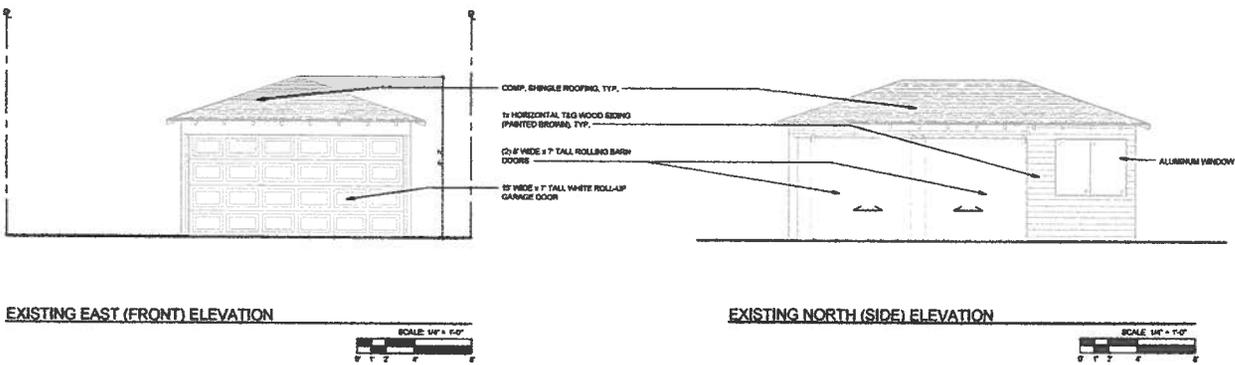
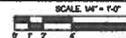




EXISTING SOUTH (SIDE) ELEVATION



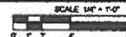
EXISTING WEST (REAR) ELEVATION



EXISTING EAST (FRONT) ELEVATION



EXISTING NORTH (SIDE) ELEVATION



CITY OF MENLO PARK - PLANNING DESIGN REVIEW SUBMITTAL

Project: **RUSSELL + COOKE ACCESSORY STRUCTURE**  
 628 CAMBRIDGE AVENUE, MENLO PARK, CA APN: 071-413-230

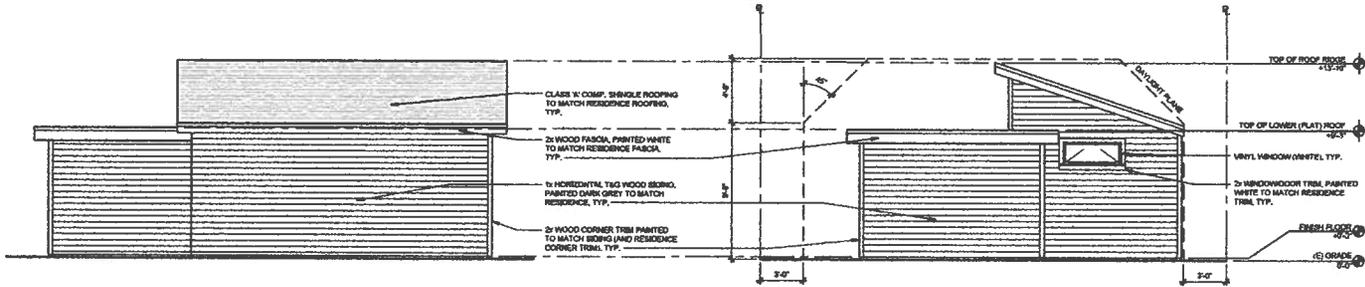
TYPE: EXISTING EXTERIOR ELEVATIONS

**studio 101 designs**  
 PH: 707.778.0194  
 101 H ST., SUITE 101, MENLO PARK, CA 94028  
 www.studio101designs.com

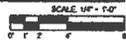
No.	By	Description	Date
1	DAVID LEE	10/18/18	7/17/18

Drawn By:	DL	1/1/18	AS SHOWN
Checked By:	DL	1/1/18	AS SHOWN
Date:	1/1/18	1/1/18	AS SHOWN
Project No.:	101/1804		
Scale:			

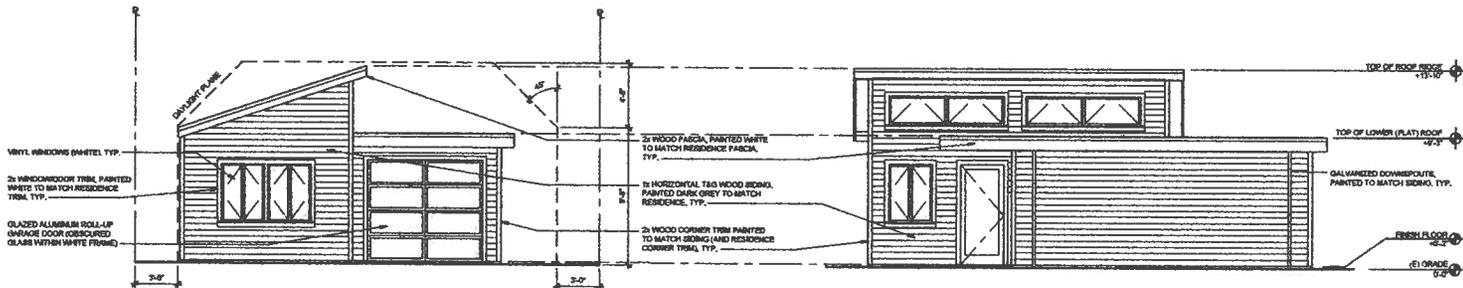
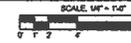
Sheet **A.301**



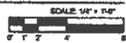
**SOUTH (SIDE) ELEVATION**



**WEST (REAR) ELEVATION**



**EAST (FRONT) ELEVATION**



**NORTH (SIDE) ELEVATION**



CITY OF MENLO PARK - PLANNING DESIGN REVIEW SUBMITTAL

PROJECT: **RUSSELL + COOKE ACCESSORY STRUCTURE**  
 628 CAMBRIDGE AVENUE MENLO PARK, CA

studio 101 designs  
 PH: 707 778 9101  
 151 H. St. Suite 101 Menlo Park, CA 94025  
 www.studio101designs.com

Rev	By	Description	Date
1	PLANNING	PLANNING	7/7/18

Prepared:	DLH/WH	Date:	7/7/18
Drawn by:	DLH/WH	Project No.:	18-0004
Checked:		Scale:	AS SHOWN

Sheet **A.302**

PROPOSED EXTERIOR ELEVATIONS