



MEMORANDUM

Date: 9/1/2016
To: Planning Commission
From: Tom Smith, Associate Planner
Re: 420 Claire Place – Determination of Substantial Conformance

For all applications that involve the construction or alteration of structures (e.g., Architectural Control and Use Permit), a standard condition of approval is applied requiring the subsequent development to be in substantial conformance with the approved plans. Staff has come across a case where the proposed modifications warrant notification of the Planning Commission, although staff believes they are in substantial conformance with the original approval. As is described in more detail later, any Planning Commissioner may request that the item be added to the agenda of the next Planning Commission meeting for further discussion.

Background

On January 25, 2016, the Planning Commission unanimously approved a Use Permit application at 420 Claire Place to partially demolish, remodel, and construct first- and second-story additions to an existing single-story, single-family nonconforming residence on a substandard lot with regard to depth in the R-1-S (Single-Family Suburban Residential) zoning district. The Planning Commission staff report with approved plans and meeting minutes are available through the links provided below.

Staff report

<http://menlopark.org/DocumentCenter/View/9222>

Minutes

<http://www.menlopark.org/AgendaCenter/ViewFile/Minutes/01252016-2698>

Following the use permit approval, the applicant submitted a building permit application on February 18, 2016, and the permit was issued on May 26, 2016. Construction of the residence is currently underway.

Proposed revisions

The applicant is requesting to modify the approved elevations (Attachment A) by using vertical wood siding across all sides of the exterior of the residence, as opposed to the board and batten siding shown on the original plans. The applicant states that the proposed material change would help differentiate the residence from a home under construction next door at 440 Claire Place, as well as other new residences in the vicinity, all of which are clad in board and batten siding. The proposed vertical wood siding would maintain the vertical pattern of the board and batten siding and the overall character of the proposed residence, but would provide sufficient differentiation from the neighboring residence. In addition, first-floor garage windows on the approved right (east) elevation would be removed. The applicant has submitted a project description letter and revised elevations, included as Attachments B and C, respectively.

Staff review

Staff has determined that the changes to the project plans are in substantial conformance with the Planning Commission's previous use permit recommendation based on the following:

- The overall integrity of the architectural design is maintained with the proposed change in siding. The vertical wood siding would continue to provide similar material patterns as the approved board and batten siding, and would be consistent with the overall modern farmhouse style. However, the proposed vertical wood siding would help differentiate the subject residence from other residences in the vicinity that are being constructed using board and batten siding.
- The removal of the garage windows from the right (east) elevation would not affect the overall integrity of the architectural design, and would not result in any potential privacy impacts to neighbors.
- The project modification meets all development regulations in the R-1-S zoning district with respect to setbacks, height, daylight plane, floor area limit, and building coverage.

Planning Commission Review

If any member of the Commission would like to discuss the changes to the plans described above at the September 12, 2016 Planning Commission meeting, please notify staff no later than **5:00 p.m. on Tuesday, September 6, 2016**. If staff does not receive a request from a Planning Commissioner, there will be no further review and the City will proceed with processing the described modifications as part of the building permit application. If any member of the Commission makes such a request, the item would be placed on the September 12, 2016 agenda as a regular business item to give the full Commission the opportunity to determine whether or not the correction meets the intent of the original approval. No additional materials beyond what is contained in this memorandum would be prepared for the agenda item.

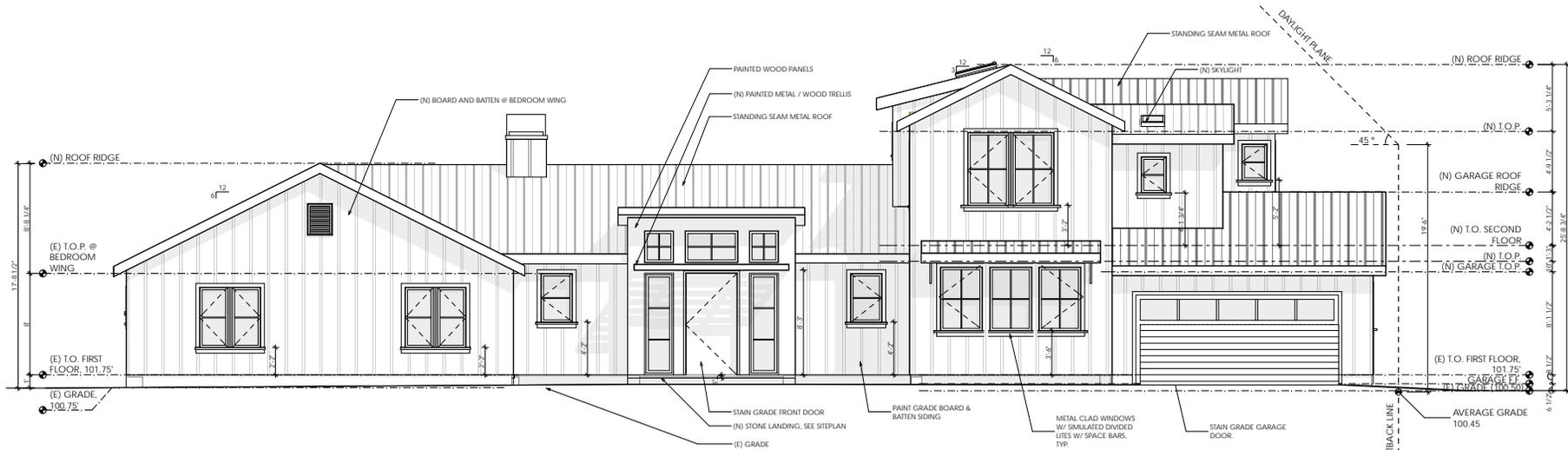
If you have questions about the project or process, please contact Tom Smith at tasmith@menlopark.org.

Attachments

- A. Approved Elevations
- B. Project Description Letter
- C. Revised Elevations



2 PROPOSED RIGHT (EAST) ELEVATION
1/4" = 1'-0"



1 PROPOSED FRONT (SOUTH) ELEVATION
1/4" = 1'-0"



ANA WILLIAMSON ARCHITECT
888 SANTA CRUZ AVE. A, MENLO PARK, CA 94025 | (650) 329-0287 | (650) 331-4781

SCALE

DRAZAN RESIDENCE
420 CLAIRE PLACE
MENLO PARK, CA 94025

APP# 071370110

DATE	DESCRIPTION
10/09/15	USE PERMIT
11/17/15	USE PERMIT COMMENTS
01/04/16	USE PERMIT COMMENTS 2

DRAWN	BY	DATE
		10/09/2015
JOB NO.		1507
DRAWING TITLE		PROPOSED ELEVATIONS

SHEET

A3.1



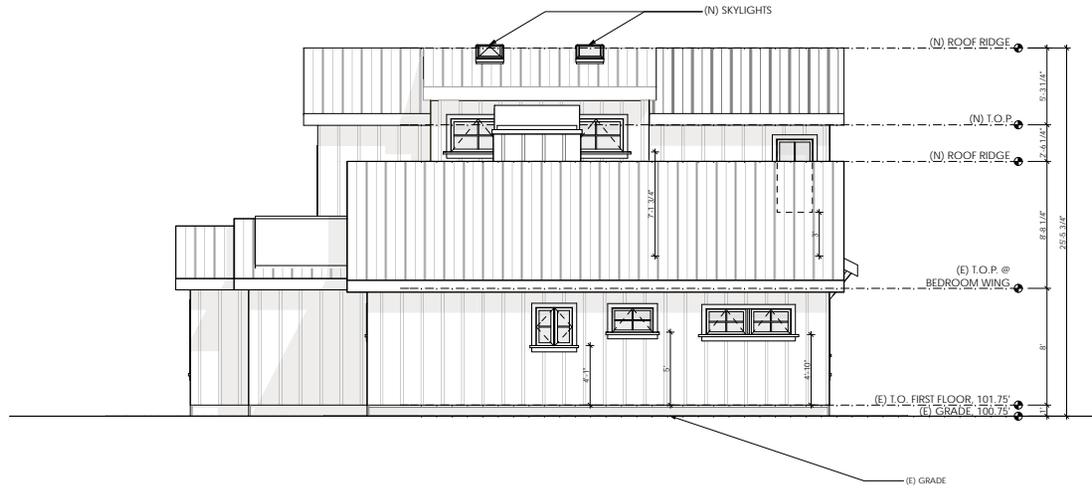
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 MENLO PARK, CA 94025
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DATE	BY	CHK
10/09/15		
11/17/15		
01/04/16		

DATE	BY
10/09/2015	
1507	

DRAWING TITLE: PROPOSED ELEVATIONS



2 PROPOSED LEFT (WEST) ELEVATION
 1/4" = 1'-0"



1 PROPOSED REAR (NORTH) ELEVATION
 1/4" = 1'-0"

Home Owner
420 Claire Place
Menlo Park, CA 94025

August 26, 2016

City of Menlo Park California
Planning Division

Dear Committee Members,

We propose to change the siding on our home that is being currently remodeled. Along with Ana Williamson Architect (AWA), we originally submitted a proposal with board and batten siding. Our immediate neighbor at 440 Claire Place has just recently built a new "spec" home that is board and batten. Many of the new construction homes in our area are made with board and batten. We would prefer to avoid a home with an identical exterior to our neighbor's new home. Hence, we propose vertical wood siding. We believe this exterior change request is in keeping with the initial AWA design, theme, and intent to provide the neighborhood the variety that it needs and the quality and curb appeal that our neighborhood reflects and desires going forward.

We much are grateful to the Commission for their consideration of this request and support we have received for our home remodel.

With appreciation,

Erika and Ken Drazan



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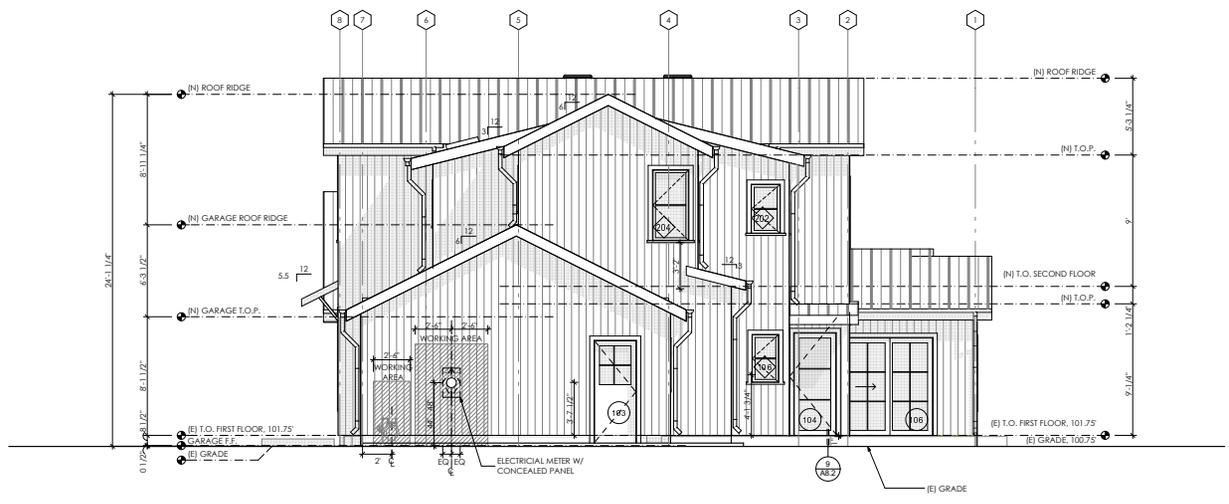
DRAZAN RESIDENCE
420 CLAIRE PLACE
MENLO PARK, CA 94025
APN: 071370310

DATE	ISSUE
10/09/15	USE PERMIT
11/17/15	USE PERMIT COMMENTS 1
01/04/16	USE PERMIT COMMENTS 2
02/18/16	BUILDING PERMIT
04/26/16	BUILDING PERMIT #1
05/03/16	BID SET

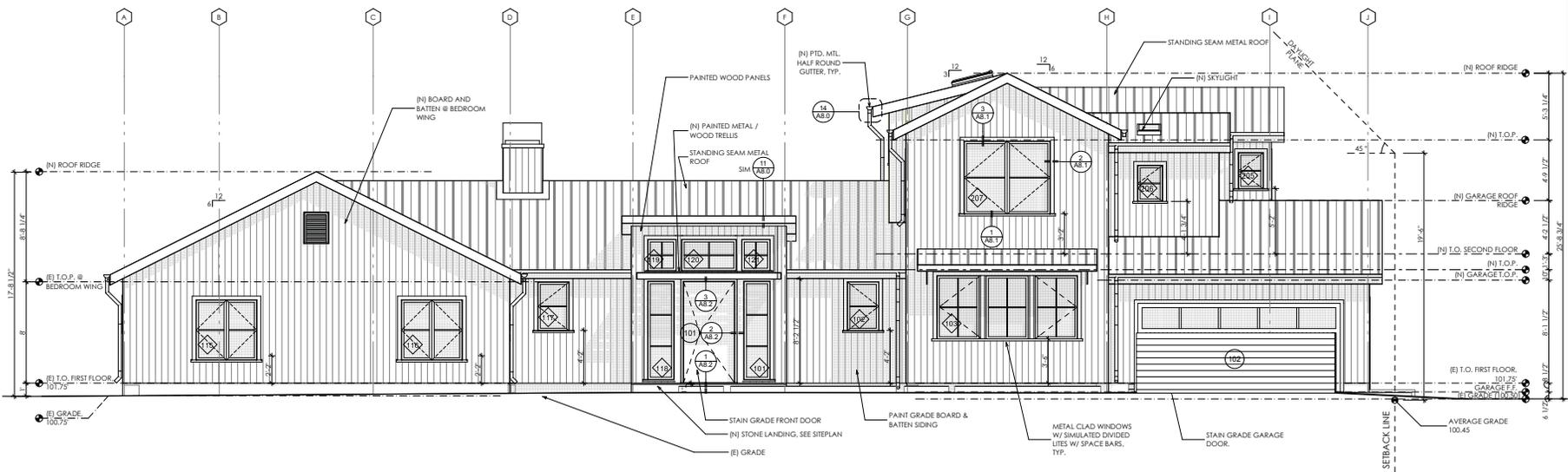
DRAWN: KY/RM
DATE: 02/18/2016
JOB NO: 1507
DRAWING TITLE: PROPOSED ELEVATIONS

NOTES

1. ALL DIMENSIONS FROM FACE OF STUD UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION, TYP.
3. (N) PAINTED BOARD AND BATTEN SIDING.
4. (N) METAL STANDING SEAM ROOF.
5. (N) METAL CLAD WITH PRIMED INTERIOR WINDOW/ EXTERIOR DOORS THROUGH-OUT, U.O.N.
6. (N) 5" HALF-ROUND GUTTERS AND 3" DIA. ROUND DOWNSPOUTS - COLOR TO MATCH METAL STANDING SEAM ROOF.
7. SEE LANDSCAPE DRAWINGS FOR EXTENT OF PATIOS, GRADE, ETC.
8. VERIFY LOCATION OF (N) CRAWLSPACE VENTS W/ ENGINEER.



2 PROPOSED RIGHT (EAST) ELEVATION
1/4" = 1'-0"

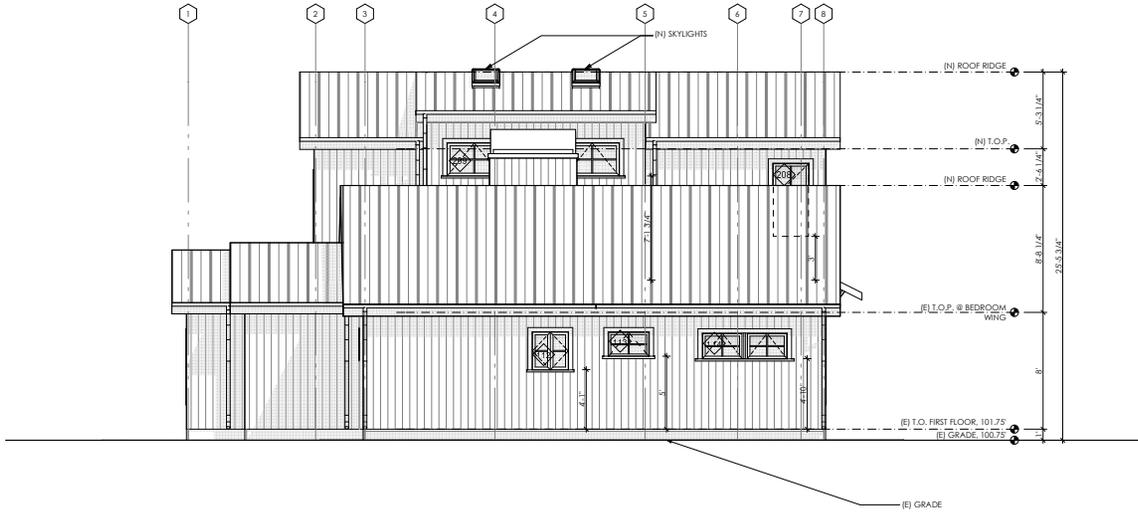


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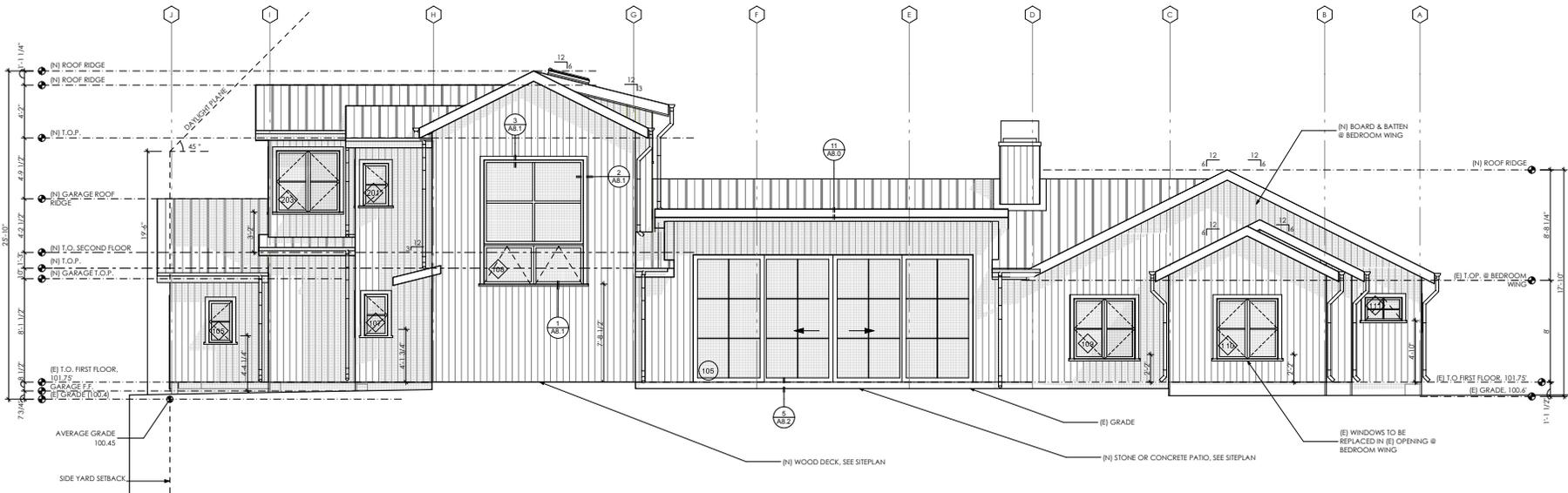


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② PROPOSED LEFT (WEST) ELEVATION
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APN: 071.13703.10

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