



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/Goldsilverisland Properties LLC/674-676 Partridge Avenue:
Request for a use permit to demolish two existing one-story single-family residences and a detached two-car garage, and construct two new two-story single-family residences and a detached one-car garage. The proposal includes the removal of one heritage black acacia tree in the right rear area of the parcel as well as administrative review of a tentative parcel map to subdivide the project into two condominium units. The subject property is 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 Sunny Chao, Assistant Planner, at (650) 330-6717 or email her at sychao@menlopark.org. The Planning Division encourages submittal of comments and questions by November 16, 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.



RECEIVED

SEP 29 2013

CITY OF MENLO PARK
BUILDING

**674 Partridge Avenue
Letter of Justification**

Background:

This portion of Partridge Avenue is an old neighborhood of varied styles of homes with extra deep lots. The City rezoned the area to R2, Multi-Family. Many of the owners on the street have added rear units behind the old house or have built 2 new homes on their properties.

The historic report indicates no significance to any of the structures, they are run-of-the-mill Ranch Style with no outstanding features.

Proposal:

We propose to remove all the buildings and replace them with 2 high quality 2-story custom homes of 4 bedrooms each. These homes are planned to have a Colonial flavor. Each will have wood trim windows and composition shingle roofs. Each will have different colors. The 2nd story windows of each home are focused to the front or rear to preserve the privacy of adjoining neighbors.

We feel this project would be an improvement to the street and the surrounding area. The project will have improved parking and better setbacks from the existing neighbors than the current buildings.

Site Layout:

Two homes on a long, narrow property tends to the common solution of a house in the front and a house at the rear with parking between the two homes. This site organization is successfully repeated up and down the street in both new and older projects.

Normally, the parking formula would be to have all four cars park between the units, 90 degrees to the driveway. This facilitates being able to pull out of the property without backing down the driveway.

Our compromise solution is to attach a one-car garage to the rear house and have a one-car detached garage for the front house. This places 3 of the 4 required parking spaces between the two houses, allowing them to back out of their parking spaces and exit the property front-first.

From the beginning of our design conversations, the owners have indicated a strong desire to maintain all the trees on the property as mature trees provide a benefit to future owners. Of the 15 trees on the property, 2 Acacias are being removed. #9, not protected, and #10, which is a hazard, per the Arborists' Report.

It was also felt that the site design needed to include 20' deep rear yards for each home to enhance the quality of life for future homeowners, and families.

Architectural Style:

The architectural style selected for these houses was of a Colonial flavor.

Our goal is not to copy an established 'architectural style' as this would hint of 'fake historic' in our design. We hope to achieve a comfortable home style, to blend on this very eclectic street, and not seem to adhere to an academic definition.

Both buildings will be a modern variation of Colonial. We propose to have horizontal siding with trim detailing in eaves and windows for a Colonial flavor. .

Neighborhood Meeting:

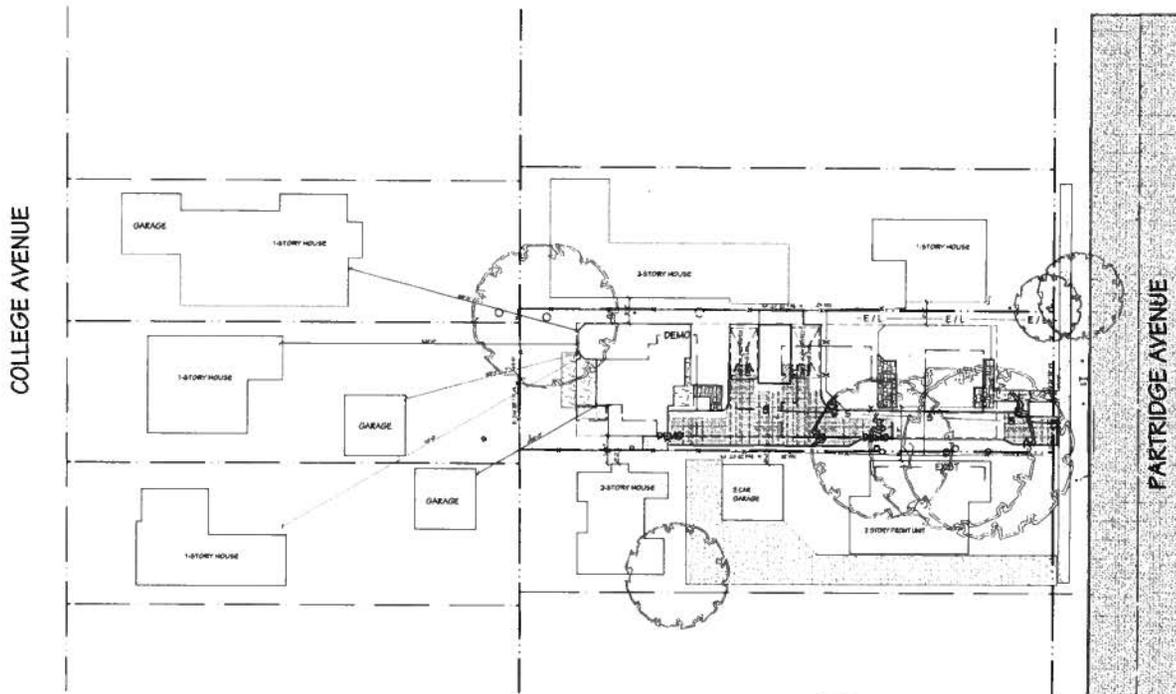
A neighborhood meeting was held on September 7 at 7pm. 5 neighbors came and an overview of the project site, house's footprints, trees, window placement, etc. was provided. The comments by the attendees were favorable. We've also emailed the floorplans to the 1 neighbor who provided his email address.

Attendees: Tim Straight, Lynne Couture, Virginia Lizarraga, Charles Irby and Calvin Clark



STREET SCAPE

1/8" = 1'-0"



AREA PLAN

1" = 20'-0"



REVISIONS BY

HOMETEC
 ARCHITECTURE, INC.
 619 NORTH FIRST STREET, SAN JOSE, CA 95112

RICHARD A. HARTMAN
 A.L.A.
 408 WEST 4TH
 MENLO PARK, CA 94025

TWO NEW HOMES FOR:
GOLDSILVERISLAND PROPERTIES, LLC
 674, 676 PARTRIDGE AVENUE, MENLO PARK, CA 94025

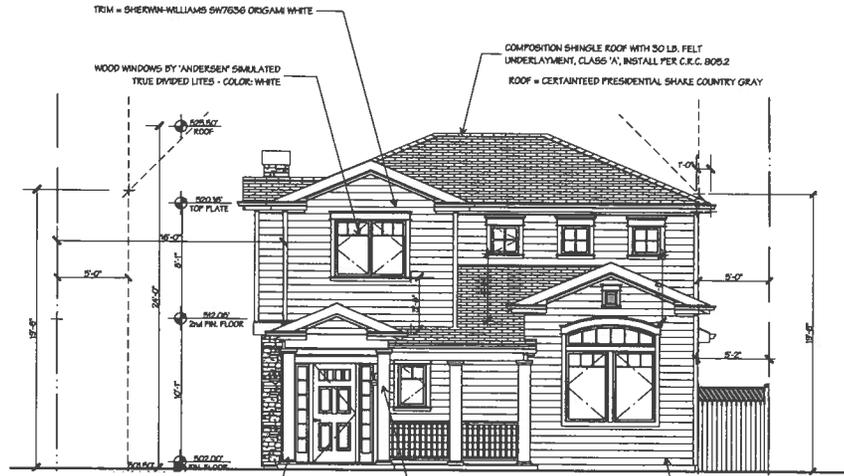
Date 9-29-16
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STONE VENEER BY "ELDORADO STONE"
INSTALL PER MANUFACTURER'S INSTRUCTIONS
STONE = ELKORADO STONE YORK LIMESTONE

WEST ELEVATION



TRIM = SHERWIN-WILLIAMS SW7636 ORGAMI WHITE
WOOD WINDOWS BY "ANDERSEN" SIMULATED TRUE DIVIDED LITES - COLOR: WHITE
COMPOSITION SHINGLE ROOF WITH 30 LB. FELT UNDERLAYMENT, CLASS 'A', INSTALL PER C.I.C. 805.2
ROOF = CERTAINTED PRESIDENTIAL SHAKE COUNTRY GRAY

12" SQ. WOOD POST WITH TRIM
4" MIN. TALL STREET ADDRESS NUMBERS TO CONTRAST WITH BACKGROUND, CLEARLY VISIBLE FROM THE STREET

SOUTH ELEVATION

8" V-RUSTIC "HAIRIE PLANK" SIDING OVER (1) LAYER OF TYPE I, NO. 15 ASPHALT SATURATED FELT COMPLYING TO ASTM D 226.

BODY = HARDIE-PLANK SHERWIN-WILLIAMS SW7636 JOGGING PATH



$$501.60 + 501.52 = 1003.12 = 501.50$$

AVE. GRADE = 501.507

EAST ELEVATION



NORTH ELEVATION

REVISIONS	BY

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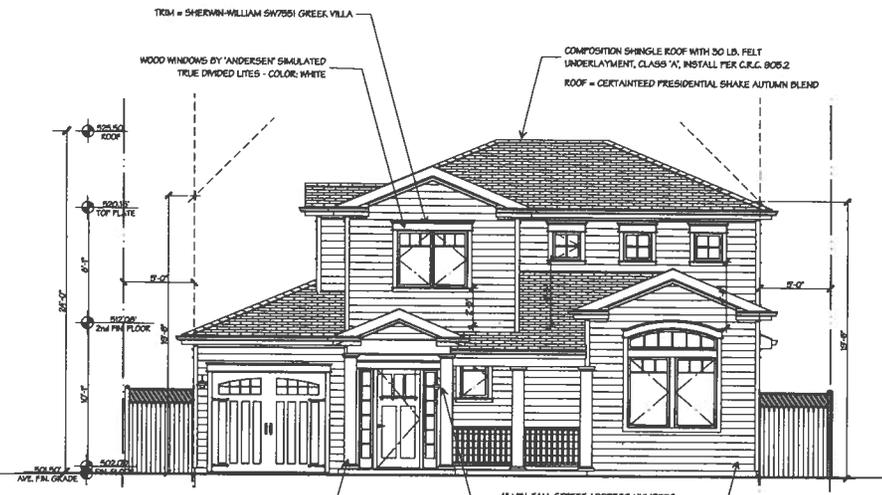
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of: 5 Sheets

UNIT #1



WEST ELEVATION

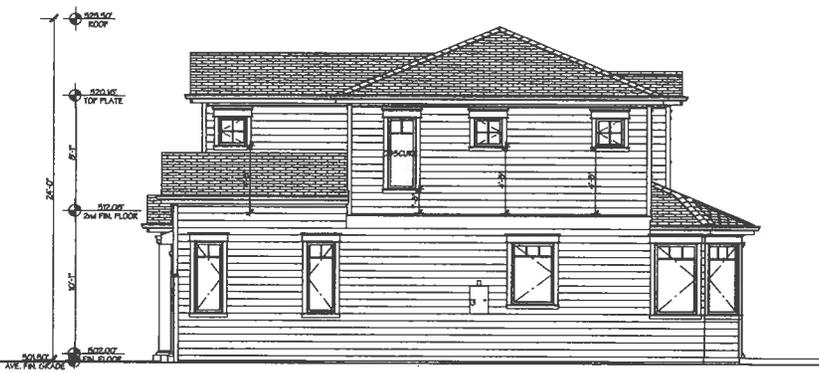
8" V-RUSTIC "HARDIE PLANK" SIDING OVER (1) LAYER OF TYPE I HD. IS ASPHALT SATURATED FELT COMPLYING TO ASTM D 226.



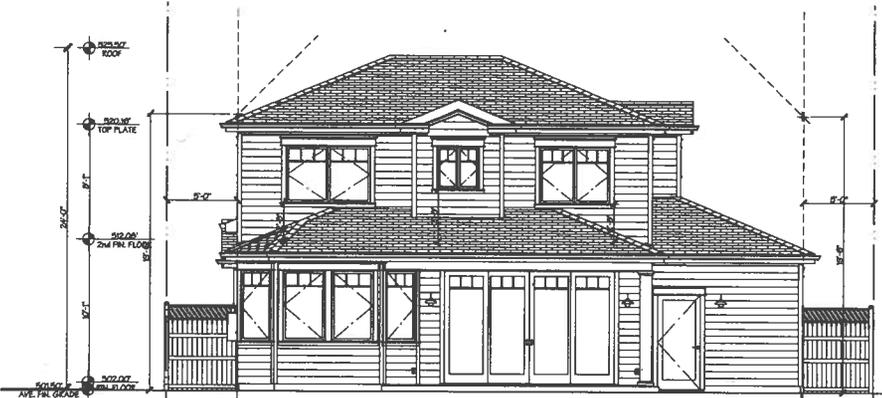
SOUTH ELEVATION

BODY = HARDIE PLANK SHERWIN-WILLIAMS SW7511 BUNGALOW BEIGE

501.60 + 501.52 = 1003/2 = 501.50
AVE GRADE = 501.50'



EAST ELEVATION



NORTH ELEVATION



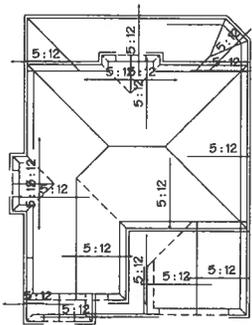
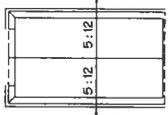
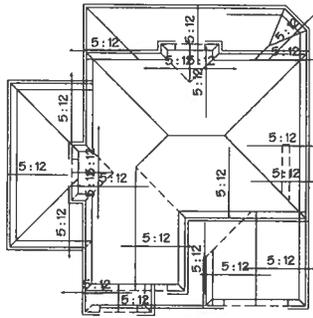
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Date: 8 - 29 - 16
Scale: 1/4" = 1'-0"
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Sheet: A-6
of: Sheets

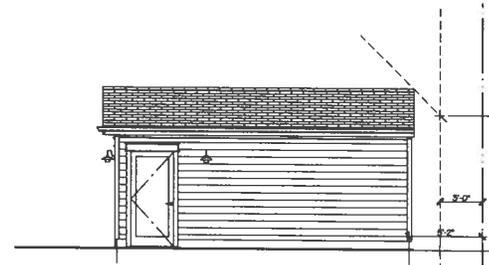
UNIT #2



ROOF PLAN



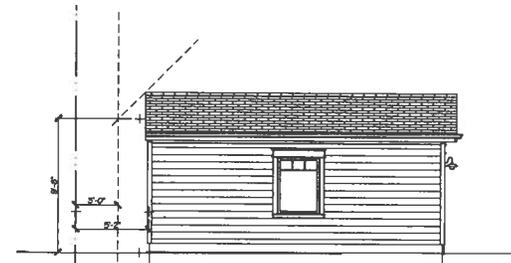
WEST ELEVATION



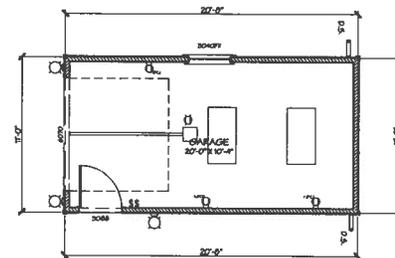
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



GARAGE FLOOR PLAN

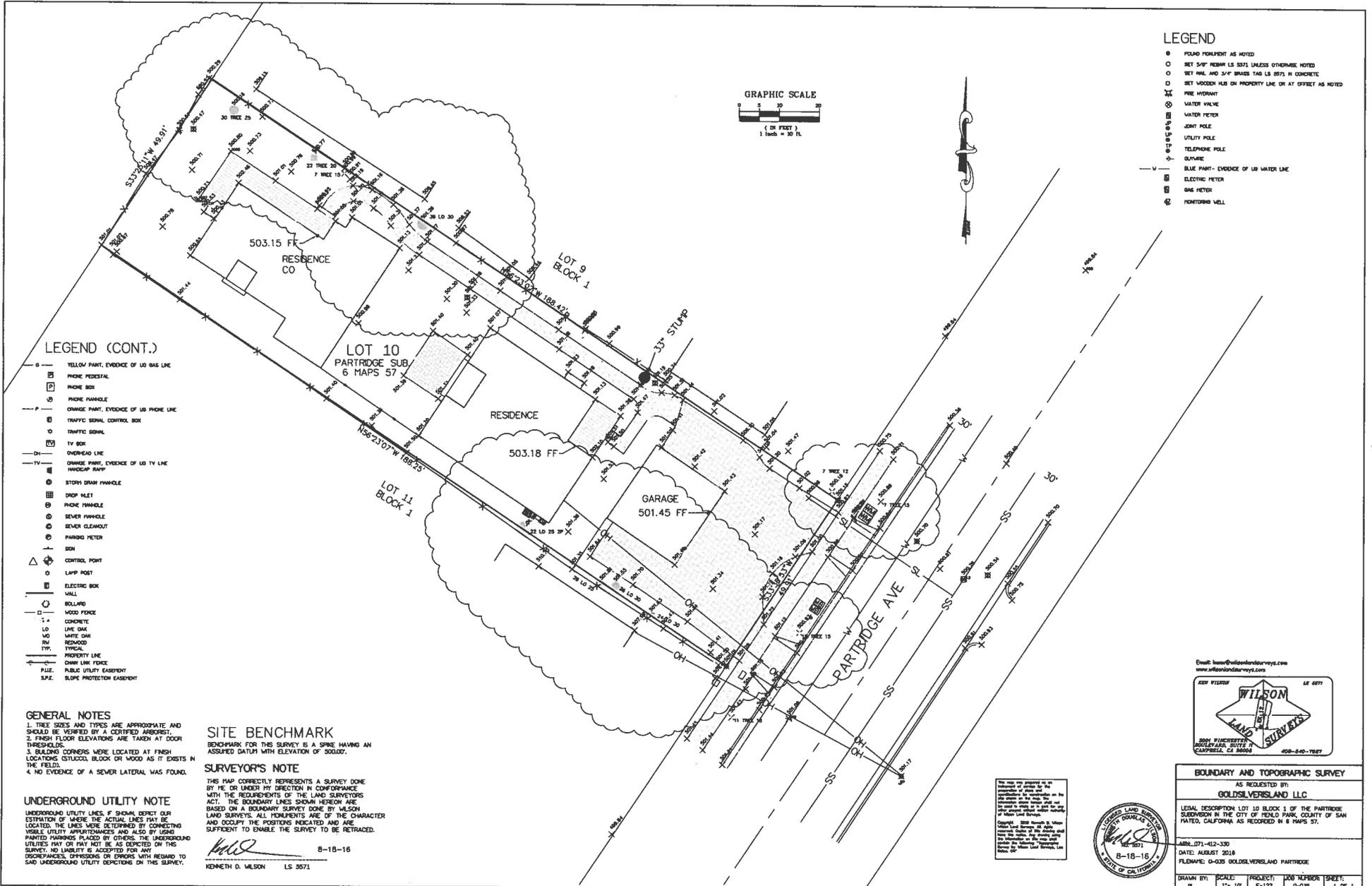


REVISIONS BY

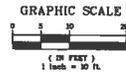
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TWO NEW HOMES FOR
GOLDSILVERISLAND PROPERTIES, LLC
 674, 676 PARTRIDGE AVENUE, MENLO PARK, CA 94025

Date 8-29-13
 Scale 1/4" = 1'-0"
 Drawn RAH
 Job 13-024
 Sheet
A-8
 of Sheets



- LEGEND**
- POLYD FORMENT AS NOTED
 - SET 5/8" IRON 1/2 SS71 UNLESS OTHERWISE NOTED
 - SET 1/2" AND 3/4" BRASS 1/4" LB SS71 IN CONCRETE
 - SET WOODEN HUB ON PROPERTY LINE OR AT OFFSET AS NOTED
 - ⊗ FIRE HYDRANT
 - ⊗ WATER VALVE
 - ⊗ WATER METER
 - ⊗ JOINT POLE
 - ⊗ UTILITY POLE
 - ⊗ TELEPHONE POLE
 - ⊗ OUTLINE
 - V — BLUE PANTY - EVIDENCE OF LB WATER LINE
 - ⊗ ELECTRIC METER
 - ⊗ GAS METER
 - ⊗ MOUNTING WELL



- LEGEND (CONT.)**
- YELLOW PAINT, EVIDENCE OF LB GAS LINE
 - ⊗ PHONE PEDestal
 - ⊗ PHONE BOX
 - ⊗ PHONE MANHOLE
 - P — ORANGE PAINT, EVIDENCE OF LB PHONE LINE
 - ⊗ TRAFFIC SERIAL CONTROL BOX
 - ⊗ TRAFFIC SIGNAL
 - ⊗ TV BOX
 - OH — OVERHEAD LINE
 - TV — ORANGE PAINT, EVIDENCE OF LB TV LINE
 - ⊗ HANDICAP RAMP
 - ⊗ STORY DRAIN MANHOLE
 - ⊗ DROP INLET
 - ⊗ PHONE MANHOLE
 - ⊗ SEWER MANHOLE
 - ⊗ SEWER CLEANOUT
 - ⊗ PARKING METER
 - ⊗ SIGN
 - ⊗ CONTROL POINT
 - ⊗ LAPP POST
 - ⊗ ELECTRIC BOX
 - ⊗ MOLLUSK
 - ⊗ WOOD FENCE
 - 1 — CONCRETE
 - LD — LIVE OAK
 - HD — WHITE OAK
 - RW — REDWOOD
 - TW — TYPICAL
 - P — PROPERTY LINE
 - OH — OVERHEAD LINE
 - P.U. — PUBLIC UTILITY EASEMENT
 - S.P.E. — SLOPE PROTECTION EASEMENT

GENERAL NOTES

1. TREE SIZES AND TYPES ARE APPROPRIATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
2. FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLDS.
3. BUILDING CORNERS WERE LOCATED AT FINISH LOCATIONS OUTSIDE BLOCK OR WOOD AS IT EXISTS IN THE FIELD.
4. NO EVIDENCE OF A SEWER LATERAL WAS FOUND.

SITE BENCHMARK
 BENCHMARK FOR THIS SURVEY IS A SPIKE HAVING AN ASSUMED DATUM WITH ELEVATION OF 300.00.

SURVEYOR'S NOTE
 THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY DONE BY WILSON LAND SURVEYS. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

UNDERGROUND UTILITY NOTE
 UNDERGROUND UTILITY LINES, IF SHOWN, DEPICT OUR ESTIMATION OF WHERE THE ACTUAL LINES MAY BE LOCATED. THE LINES WERE DETERMINED BY CONNECTING VISIBLE UTILITY APPURTENANCES AND ALSO BY USING PRINTED PARADIGMS PLACED BY OTHERS. THE UNDERGROUND UTILITIES MAY OR MAY NOT BE AS DEPICTED ON THIS SURVEY. NO LIABILITY IS ACCEPTED FOR ANY DISCREPANCIES, OMISSIONS OR ERRORS WITH REGARD TO SAID UNDERGROUND UTILITY DEPICTIONS ON THIS SURVEY.

KW
 8-18-16
 KENNETH D. WILSON LS 5571



This map was prepared in accordance with the provisions of Article 10 of the Constitution of the State of California, and the provisions of the Land Surveyors Act, Chapter 10, Division 4, of the Civil Code of the State of California, and the provisions of the Regulations of the State Board of Land Surveyors, Chapter 10, Division 4, of the Civil Code of the State of California, and the provisions of the Regulations of the State Board of Land Surveyors, Chapter 10, Division 4, of the Civil Code of the State of California.



BOUNDARY AND TOPOGRAPHIC SURVEY			
AS REQUESTED BY:			
GOLDSILVERSLAND LLC			
LEGAL DESCRIPTION: LOT 10 BLOCK 1 OF THE PARTRIDGE SUBDIVISION IN THE CITY OF FIELDS PARK, COUNTY OF SAN MATEO, CALIFORNIA AS RECORDED IN 6 MAPS 57.			
LABL 071-412-330	DATE: AUGUST 2016	FILEDAYS: 0-035 GOLDSILVERSLAND PARTRIDGE	
DRAWN BY: IL	SCALE: 1" = 30'	PROJECT: E-122	JOB NUMBER: 0-035
SHEET: 1 OF 1		8-18-16	