



## 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 and Architectural Control/Tarlton Properties, Inc./1080 O'Brien Drive:  
Request for a use permit and architectural control for the demolition of an existing one-story office building and the construction of a new two-story, mixed use R&D and office 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 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.*



# O'BRIEN DRIVE PROPERTIES

1080 O'BRIEN DRIVE MENLO PARK, CA. 94025



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 **TARLTON**  
1530 O'Brien Drive  
MENLO PARK, CA. 94026

## O'BRIEN DRIVE PROPERTIES

1080 O'BRIEN DRIVE  
MENLO PARK, CA. 94026

DES PROJECT NUMBER: 10045.001

PLANNING SUBMITTAL

COVER SHEET

0

10/12/16 PLANNING SUBMITTAL  
06/01/16 DEVELOPMENT REVIEW TEAM



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**SYMBOL LEGEND**

ROOM NAME SYMBOL ROOM NAME & NO	REVISION SYMBOL ADDENDUM LETTER S/N NUMBER REVISION CLOUD
DOOR SYMBOL DOOR NUMBER	INT. ELEV. SYMBOL ELEVATION ID SHEET NUMBER
WINDOW SYMBOL WINDOW NUMBER	NORTH ARROW PROJECT NORTH
FINISH SYMBOL FINISH NUMBER	ELEVATION MARK SUFFIX
NOTE SYMBOL KEYNOTE NUMBER	CALLOUT TAG PLAN / SECTION / DETAIL
SECTION CUT SYMBOL SECTION ID SHEET NUMBER	DETAIL SYMBOL DETAIL ID SHEET NUMBER
WALL SYMBOL WALL TYPE	

**SHEET INDEX**

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- C1 PRELIMINARY GRADING AND DRAINAGE PLAN
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- C3 TRASH TRUCK PATH EXHIBIT
- L1 PRELIMINARY LANDSCAPE PLAN
- L2 LANDSCAPE MATERIALS
- TP1 EXISTING TREE PLAN
- TP2 TREE PROTECTION CARE MEASURES AND TREE INVENTORY TABLE

**PROJECT DATA**

**BUILDING CODES:**

- 2013 CA BUILDING CODE (CBC) PARTS 1 & 2 TITLE 24, CCR 2012 IBC WITH CALIFORNIA AMENDMENTS
- 2013 CA GREEN BUILDING STANDARDS (CBCS) PART 11 TITLE 24
- 2013 CA ELECTRICAL CODE (CEC) PART 3 TITLE 24, CCR 2012 NEC WITH CALIFORNIA AMENDMENTS
- 2013 CA MECHANICAL CODE (CMC) PART 4 TITLE 24, CCR 2012 UMC WITH CALIFORNIA AMENDMENTS
- 2013 CA PLUMBING CODE (CPC) PART 5 TITLE 24, CCR 2012 UPC WITH CALIFORNIA AMENDMENTS
- 2013 CA FIRE CODE (FC) PART 9 TITLE 24, CCR 2012 IFC WITH CALIFORNIA AMENDMENTS
- 2010 CA ENERGY CODE (CEC) PART 8 TITLE 24, CCR

LEGAL JURISDICTION CITY OF MENLO PARK, CA  
 ZONING DESIGNATION M 2  
 ASSESS PARCEL NO 055-034-020  
 CONSTRUCTION TYPE TYPE B - B  
 BUILDING OCCUPANCY B (OFFICE/LABORATORIES)  
 FIRE PROTECTION FULL SPRINKLER COVERAGE PER NFPA 13  
 ALLOWABLE FAR 0.55 MAX.  
 GROSS BUILDING AREA 29,040 SF  
 TOTAL SITE AREA 52,803 SF (1.102 ACRES)

**PROJECT TEAM**

**CLIENT/OWNER**  
 TARLTON PROPERTIES  
 1530 O'BRIEN DRIVE, SUITE C  
 MENLO PARK, CA 94026  
 PHONE: (650) 330-3800  
 FAX: (650) 948-6888  
 WEBSITE: WWW.TARLTON.COM  
 CONTACT: RON KREITBERGER  
 CHRIS MIDDLEBROOKS

**STRUCTURAL / TR CONSULTANT**  
 DUQUETTE ENGINEERING  
 4340 STEVENS CREEK BLVD. SUITE 200  
 SAN JOSE, CA 95129  
 PHONE: (408) 615-6200 ext 107  
 CONTACT: STIVEN P. DUQUETTE, S.E.

**TR CONSULTANT**  
 RIMLEY-HORN TRAFFIC STUDY  
 4637 CHABOT DRIVE, SUITE 300  
 PLEASANTON, CA 94588  
 PHONE: (925) 543-4840  
 CONTACT: BEN HUIE, P.E.

**ARCHITECTS**  
 DES ARCHITECTS + ENGINEERS  
 389 BRADFORD STREET  
 REDWOOD CITY, CALIFORNIA 94063  
 PHONE: (650) 364-6453  
 FAX: (650) 364-2818  
 WEBSITE: WWW.DES-AE.COM  
 CONTACT: SUSAN ESCHWEILER  
 ELKE MACCORECOR  
 MARCOY GARDAS

**ARBORIST**  
 ARBOR RESOURCES - TP CONSULTANT  
 P.O. BOX 25295  
 SAN MATEO  
 PHONE: (650) 654-3351  
 CONTACT: DANIEL BABBY

**LANDSCAPE ARCHITECT**  
 DES ARCHITECTS + ENGINEERS, INC.  
 389 BRADFORD STREET  
 REDWOOD CITY, CA 94063  
 PHONE: (650) 364-6453  
 FAX: (650) 364-2818  
 CONTACT: CHRIS BOYLE

**RECOLOGY SAN MATEO COUNTY**  
 225 SHOREWAY ROAD  
 SAN CARLOS CA 94070  
 PHONE: (650) 588-4253  
 CONTACT: ANTHONY GUERRA  
 WASTE ZERO SPECIALIST

DEVELOPMENT STANDARDS	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
LOT AREA	52,803 SF	52,803 SF	25,000 MM
LOT WIDTH	220'	220'	100' MIN
LOT DEPTH	240'	240'	100' MIN
SETBACKS	SETBACKS FRONT 42'-5" REAR 60'-7" SIDE LEFT 12'-6" SIDE RIGHT 69'-0"	SETBACKS FRONT 42'-5" REAR 75'-11" SIDE LEFT 15'-4" SIDE RIGHT 33'-0"	SETBACKS FRONT 20' REAR 20' SIDE LEFT 10' (20' TOTAL) SIDE RIGHT 10' (20' TOTAL)
BLDG COVERAGE	18,141 SF = 34.3%	18,188 SF = 34%	28,402 = 53%
FAR	29,040 SF = 55%	20,484 SF = 38%	29,040 SF = 55%
SE BY FLOOR	SE BY FLOOR	SE BY FLOOR	SE BY FLOOR
1ST	17,999 SF	18,016 SF	-
2ND	11,071 SF	2,468 SF	-
TOTAL BUILDING	29,040 SF	20,484 SF	29,041 SF
BUILDING HEIGHT	35' AND 40 FEET AT EQUIPMENT SCREEN	20'	35'
TRASH ENCLOSURE	172 SF	170 SF	
LANDSCAPING	5,481 SF	4,183 SF	NONE
PAVING	29,181 SF	48,840 SF	NONE
PARKING	65 SPACES INCLUDE: 3 ACCESSIBLE (INCLUDES 1 VAN SPACE WITH EV CHARGER AND 6 LOW EMISSION/EV/ CARPOOL	65 / 2 ADA	65  2.25 / 1000 SF = 65 / 3 ADA ( 1 VAN / 1 EV)
BIKES	3 LONG TERM 4 SHORT TERM	NONE	CARPOOL/EV/LOW EMISSION 6 PER 2013 CAL GREEN BUILD STANDARD CODE

**PROJECT DESCRIPTION**

1) THE SCOPE OF THIS PROJECT CONSISTS DEMOLITION OF THE EXISTING BUILDING AND CONSTRUCTION OF A NEW CORE AND SHELL BUILDING AND ASSOCIATED SITE WORK.  
 2) EXISTING BUILDING USE ARE OFFICES, PROPOSED USE OF BUILDING IS COMMERCIAL, RD (OFFICE) AND LABORATORIES

**FLOOD ZONE NOTES:**

THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATED MAP COMMUNITY PANEL NUMBER 0803251 0507 E, DATED OCTOBER 18, 2012, AS BEING LOCATED IN FLOOD ZONE "AE".  
 AREAS OF THE 1% ANNUAL FLOOD (100 YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOR THAT HAS 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. BASE FLOOD ELEVATION DETERMINED AS 13.5 FEET  
 INFORMATION WAS OBTAINED FROM FEMA WEBSITE (www.fema.gov) ON FEBRUARY 17, 2018

**DEFERRED SUBMITTALS:**

- 1) FIRE PROTECTION
- 2) SIDEWALK LANDSCAPING (PUBLIC WORKS)

**PLANNING NOTES:**

SEE SHEET 8 FOR BUILDING COVERAGE CALCULATIONS.  
 SEE SHEET 7 FOR BUILDING USE AND FAR CALCULATIONS

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**O'BRIEN DRIVE PROPERTIES**

1080 O'BRIEN DRIVE  
 MENLO PARK, CA. 94026

DES PROJECT NUMBER 10045.001

PROJECT DATA, DESCRIPTIONS, SHEET INDEX, LEGEND & PROJECT TEAM

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1530 O'Brien Drive  
MENLO PARK, CA. 94026

## O'BRIEN DRIVE PROPERTIES

1080 O'BRIEN DRIVE  
MENLO PARK, CA. 94026

DES PROJECT NUMBER: 10045.001

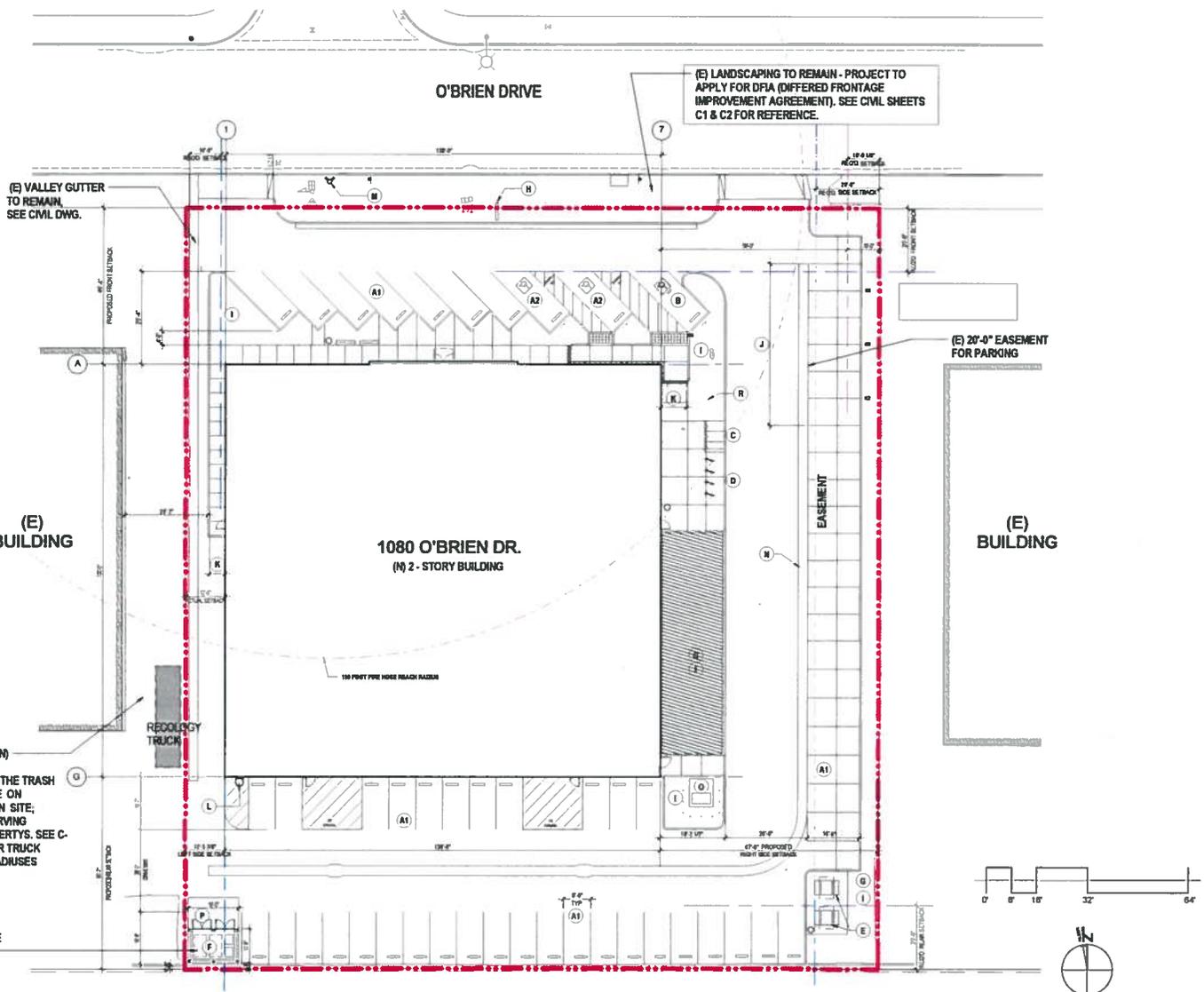
AERIAL VICINITY MAP

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**LEGEND**

	AREAS OF NEW PARKING
	LOW EMISSION CARPOOL, EV CHARGER
	AREAS IN NEXT CONSTRUCTION SCOPE
	PROPERTY LINE
	SETBACK LINE (REQUIRED)
	EASEMENT LINE

- SHEET NOTES**
- (A1) STANDARD PARKING SPACES: 8'-6" x 16'-6"
  - (A2) ACCESSIBLE PARKING SPACES
  - (B) ACCESSIBLE VAN PARKING SPACES
  - (C) 3 LONG TERM BICYCLE
  - (D) 4 SHORT TERM BICYCLE PARKING SPACES
  - (E) OUTDOOR SEATING AREA, SEE LANDSCAPE DWG.
  - (F) COVERED TRASH ENCLOSURE TO COMPLY W/ SAN MATEO RECYCLOGY STANDARDS, CMU/TUCCO WALLS AND METAL GATE PAINTED TO MATCH NEW BUILDING.
  - (G) SEE CIVIL DWG. & LANDSCAPE DWG. FOR REFERENCE.
  - (H) NEW MONUMENT SIGN, SIGNAGE WILL BE UNDER SEPARATE PERMIT
  - (I) SEE LANDSCAPING DWG. FOR PAVING PATTERNS & TREE PLANS.
  - (J) 6 DESIGNATED PARKINGS 9'-0" x 16'-6" FOR CARPOOL, EV/LOW EMISSION VEHICLES.
  - (L) ROOF LADDER
  - (K) 5'-0" CLR. MIN. WALKWAY
  - (M) NEW FIRE HYDRANT, SEE CIVIL DWG.
  - (N) NEW VALLEY GUTTER, SEE CIVIL DWG.
  - (O) TRANSFORMER ON CONCRETE PAD
  - (P) HOUSE KEEPING CONCRETE PAD

**PARKING TABLE**

STANDARD STALLS	8' 6" X 16' 6"	62
ACCESSIBLE STALLS (VAN (EV))	9' 0" X 18' 0"	3
<b>TOTAL STALLS</b>		<b>65</b>
BICYCLE LOCKERS LONG TERM - PER CALL GREEN		3 BIKES
BICYCLE RACKS SHORT TERM - PER CALL GREEN		4 BIKES

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**O'BRIEN DRIVE PROPERTIES**  
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PROPOSED SITE PLAN - BUILDING SET BACKS

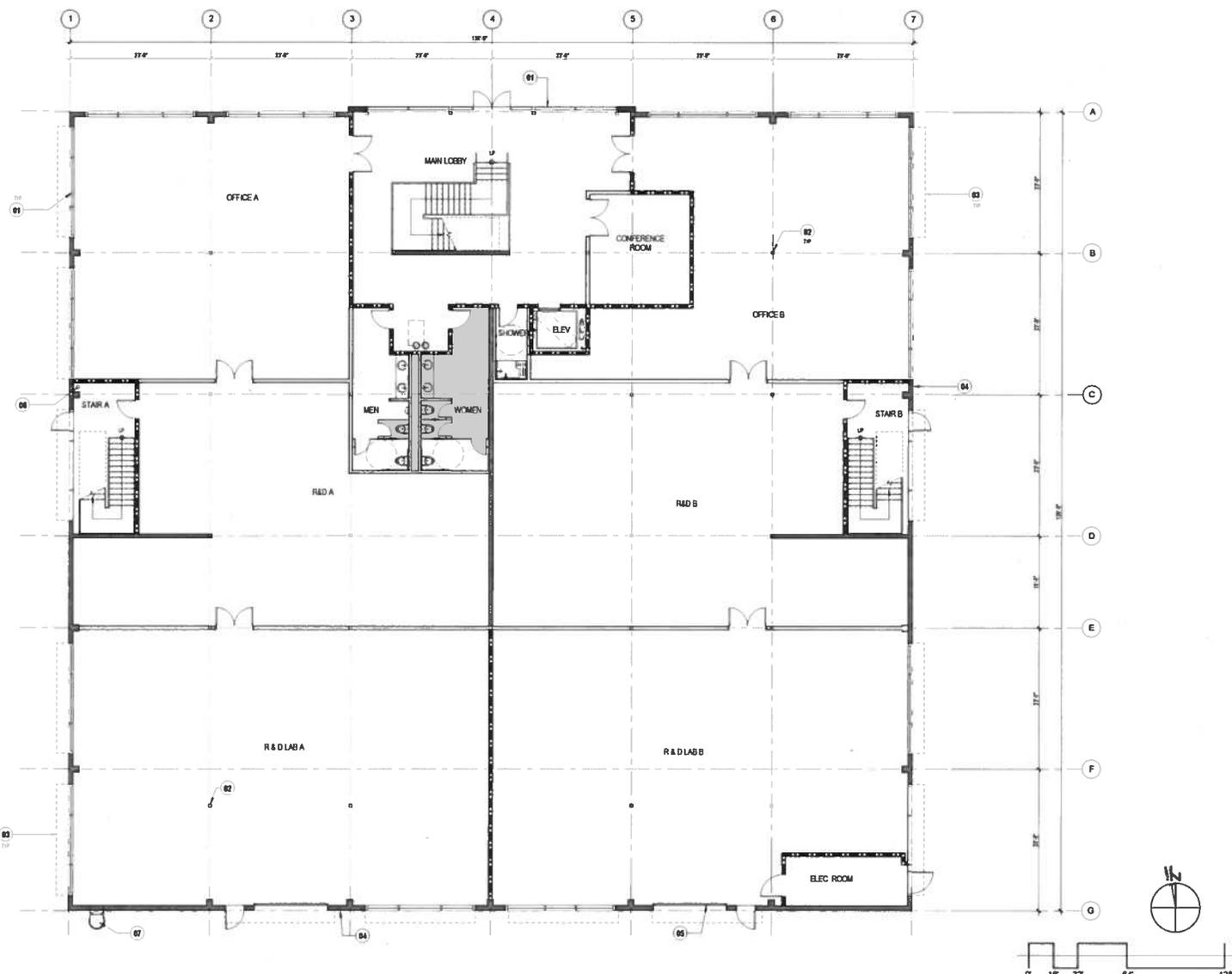
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REGISTERED ARCHITECT  
 No. CA 40603  
 EXPIRES 12/31/2018  
 STATE OF CALIFORNIA

**DES**  
 ARCHITECTS  
 ENGINEERS

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KEYNOTES	
01	GLASS CURTAINWALL
02	T.S. COLUMN, PAINTED, TYP.
03	WINDOW SHADE, ABOVE, TYP.
04	EXTERIOR DILT-UP WALL, PAINTED, TYP.
05	SEGMENTAL OVERHEW DOOR WITH GLASS
06	FIRE FIBER AND FDC
07	ROOF LADDER

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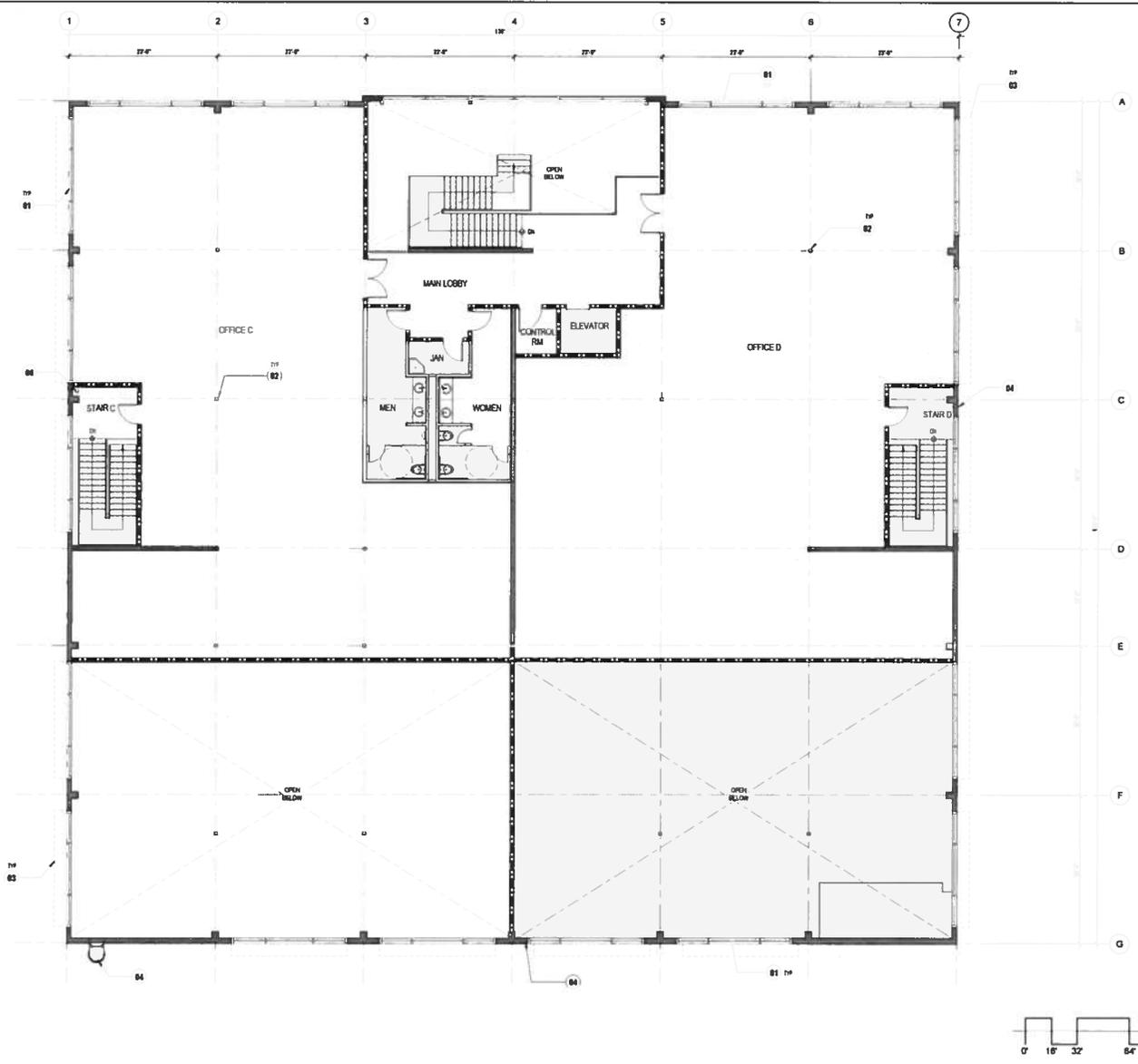
## PROPOSED FIRST FLOOR PLAN

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KEYNOTES	
(B1)	GLASS CURTAINWALL
(B2)	T.S. COLOR, PAINTED, TYP
(B3)	WINDOW SHADE, ABOVE, TYP
(B4)	EXTERIOR TILT UP WALL, PAINTED, TYP
(B5)	SEGMENTAL OVERVIEW DOOR WITH GLASS
(B6)	FIRE RISER AND FDC
(B7)	ROOF LADDER

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 DES PROJECT NUMBER: 10045.001

## O'BRIEN DRIVE PROPERTIES

1080 O'BRIEN DRIVE  
 MENLO PARK, CA, 94026

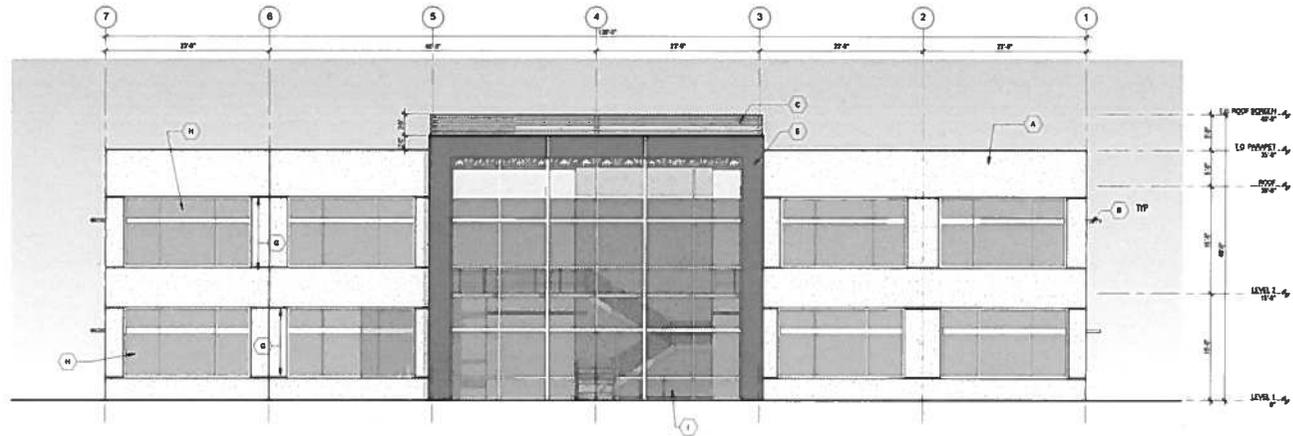
### PROPOSED SECOND FLOOR PLAN

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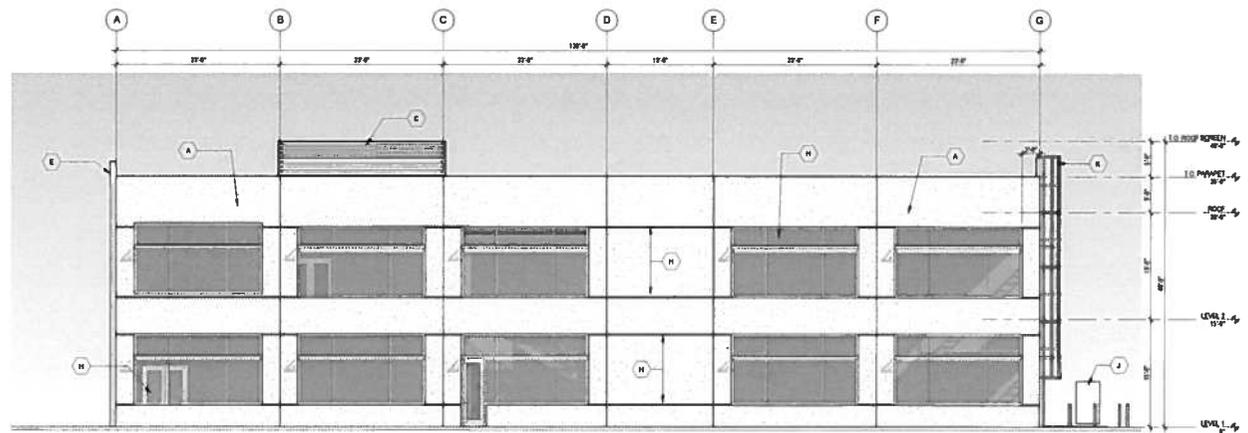
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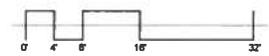
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1 NORTH ELEVATION  
1/4" = 1'-0"



2 WEST ELEVATION  
1/4" = 1'-0"

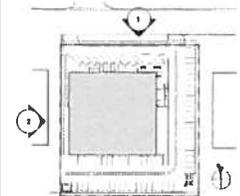


**MATERIALS/ FINISHES LEGEND**

- A CONCRETE TILT UP PANEL LIGHT
- B WINDOW SUNSHADE - PREFERHUSH METAL
- C CORRUGATED METAL PANEL  
MECHANICAL EQUIPMENT SCREEN
- D SEGMENTAL OVERHEAD DOOR WITH GLASS
- E CONCRETE PANELS DARK COLOR
- F REVEAL IN CONCRETE
- G VISION GLASS:  
Windows (shaded):  
Solar Glan 70 (Clear) - Exterior  
Solar Glan - Interior
- H GLASS AT LOBBY (lighter):  
Solar Glan 90 (non reflective) - Exterior  
Solar Glan 70 (Clear) - Interior
- I TRANSFORMER
- J ROOF LADDER

NOTES:  
SEE BASKET 10 FOR COLORS  
AND MATERIALS INFORMATION

**KEY PLAN**



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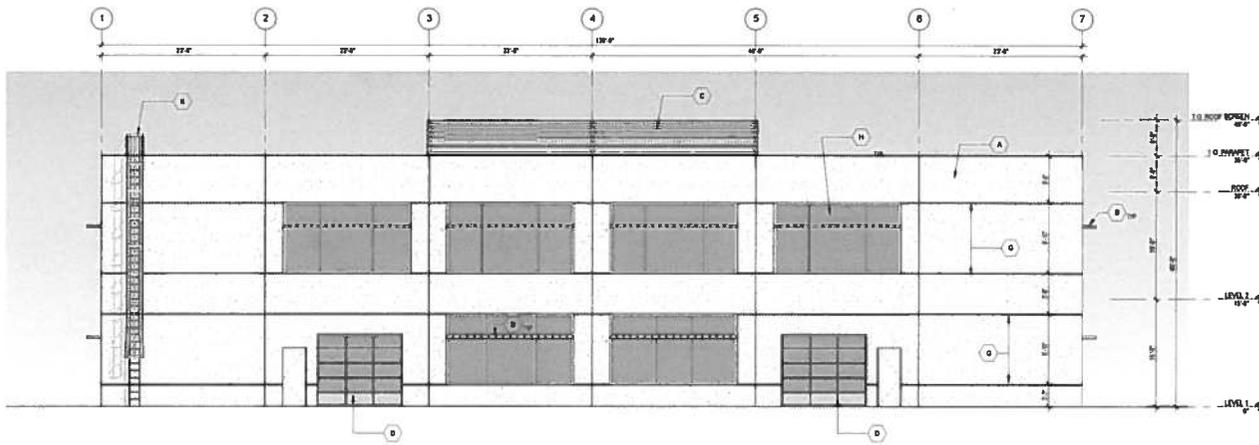
BUILDING ELEVATIONS

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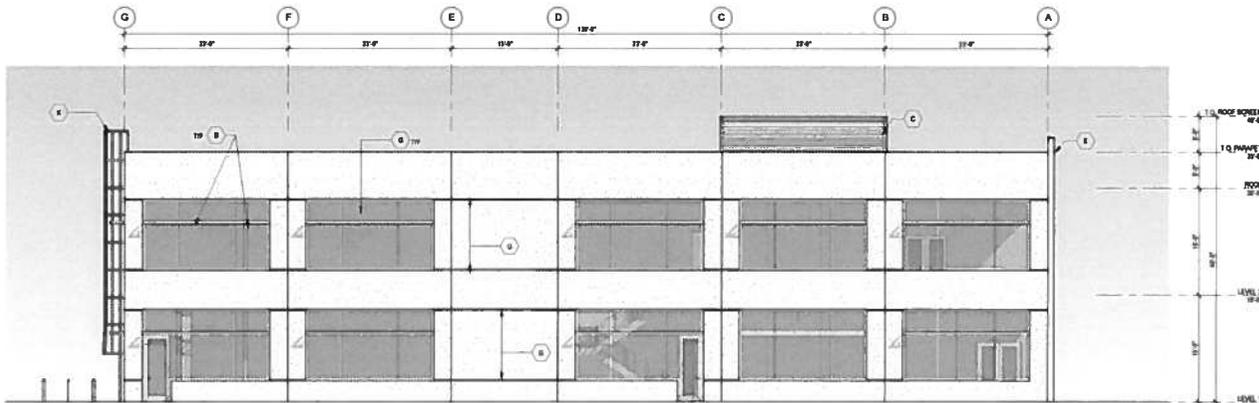
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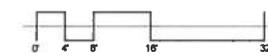
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1 SOUTH ELEVATION  
14'-11 1/2"



2 EAST ELEVATION  
14'-11 1/2"

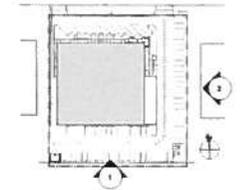


**MATERIALS/ FINISHES LEGEND**

- A CONCRETE TILT UP PANEL LIGHT
- B WINDOW SUNSHADE - PREFINISH METAL
- C CORRUGATED METAL PANEL - MECHANICAL EQUIPMENT SCREEN
- D SEGMENTAL OVERHEAD DOOR WITH GLASS
- E CONCRETE PANELS DARK COLOR
- F REVEAL IN CONCRETE
- H VISION GLASS  
Windows (darker)  
Solar Glas 78 (Clear) - Exterior  
Solar Glas - Interior
- I GLASS AT LOBBY (lighter)  
Solar Glas 90 (non reflective) - Exterior  
Solar Glas 78 (Clear) - Interior
- J TRANSFORMER
- K ROOF LADDER

NOTE:  
SEE SHEET 15 FOR COLORS  
AND MATERIALS INFORMATION

**KEY PLAN**



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BUILDING ELEVATIONS

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