



## 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/Shannon Thoke/116 O'Connor Street:

Request for a use permit revision to add first- and second-story additions to an existing previously-approved nonconforming single-family, two-story residence with a basement on a substandard lot with regard to lot width in the R-1-U (Single-Family Urban) zoning district. The previous use permit was approved by the Planning Commission on March 5, 2012.

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.

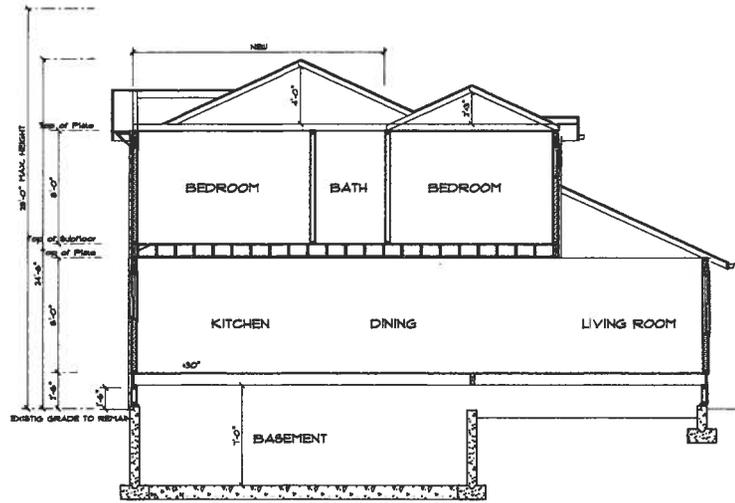
Please find attached to this notice, copies of the project plans and site information as submitted by the applicant. City staff has not completed review of the plans and site information as of the date of this notice. As a result of City staff review and public comment, the preliminary plans may be revised 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 Ori Paz, Planning Technician, at (650) 330-6711 or email him at [oripaz@menlopark.org](mailto:oripaz@menlopark.org). The Planning Division encourages submittal of comments and questions by November 30, 2016 in order for staff and the applicant to fully consider all comments and questions prior to the preparation of the staff report.

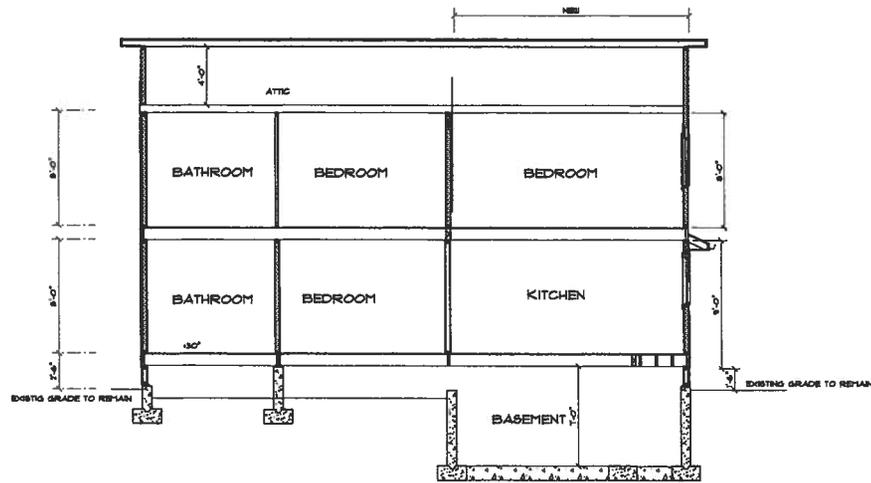
*Si usted necesita más información sobre este proyecto, por favor llame al 650-330-6702, y pregunte por un asistente que hable español.*



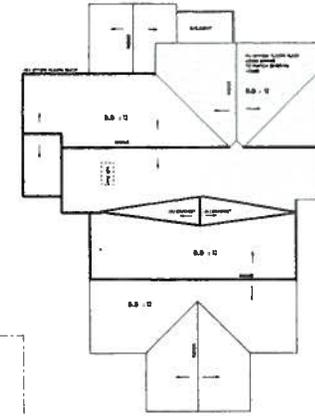
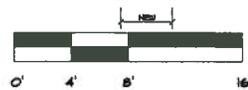




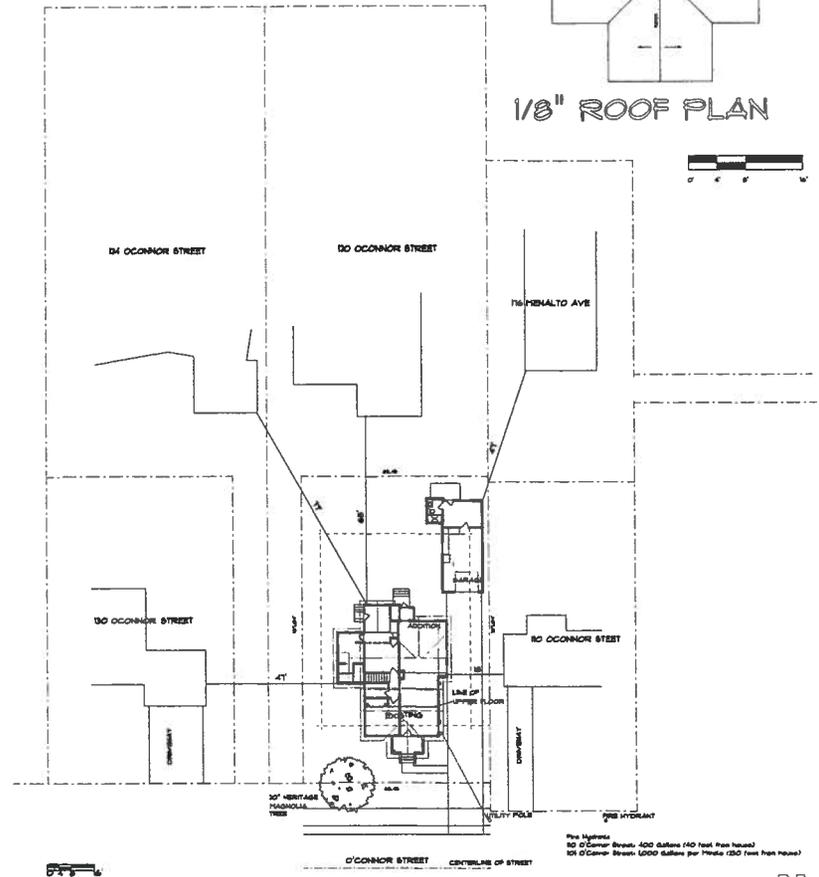
1/4" SECTION B



1/4" SECTION A



1/8" ROOF PLAN



1/20" AREA PLAN

REVISIONS	BY

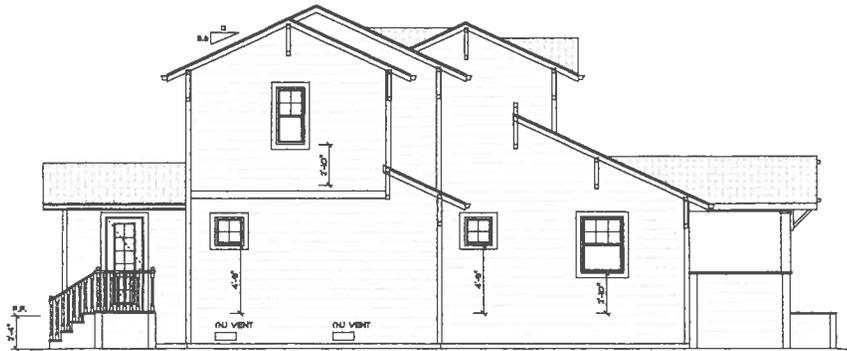
PRINTED ON  
 Thursday, October 3, 2016  
 10:58 AM  
 18488 Prospect Rd. #6 Saratoga, Ca 95070  
 408.396.0984  
 Shehminer@aol.com

An Addition and Remodel for:  
**Shannon Thoke**  
 116 O'Connor St. Menlo Park, Ca 94025

DRAWN	MS
CHECKED	PT
DATE	AUG. 30, 2016
SCALE	AS SHOWN
JOB NO.	MSO
SHEET	2







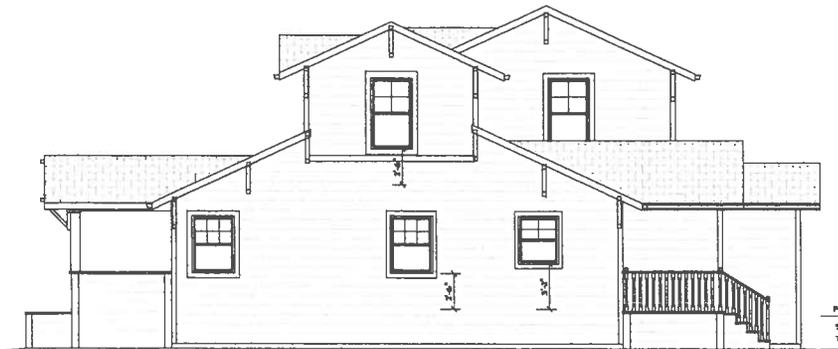
1/4" LEFT SIDE ELEVATION

ALL WINDOWS ARE  
WOOD CLAD WITH  
SIMULATED DIVIDED LIGHT  
(GRESSE APPLIED TO INSIDE  
AND OUTSIDE OF GLASS)  
TO MATCH EXISTING  
UNLO.



1/4" FRONT ELEVATION

WINDOWS ON LOWER FRONT  
ELEVATION ARE  
WOOD WINDOWS WITH  
TRUE DIVIDED LIGHT  
TO REPLAN



1/4" RIGHT SIDE ELEVATION



1/4" REAR ELEVATION



EXISTING ELEVATIONS

REVISIONS	BY

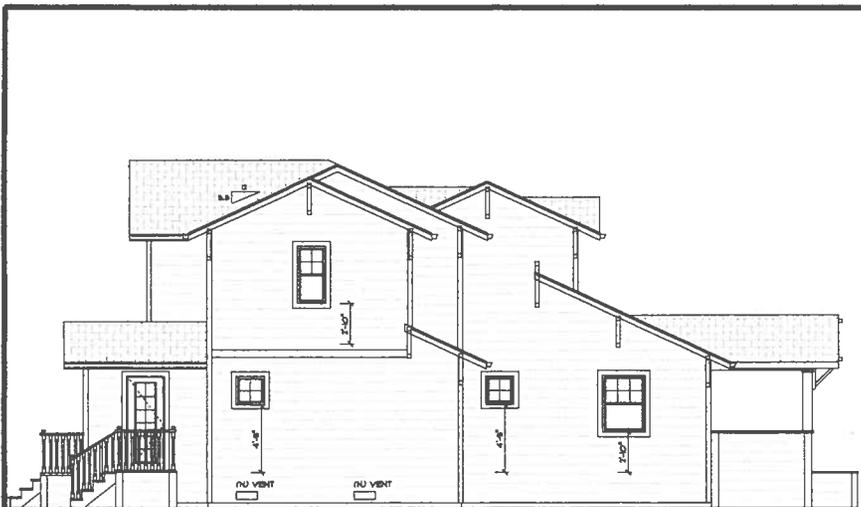
PRINTED ON  
Thursday, October 11, 2018

See Plans, Specs and Details section  
for these drawings and the properties  
of the materials shown. All work  
shall be done in accordance with the  
plans and specifications. All work  
shall be done in accordance with the  
plans and specifications. All work  
shall be done in accordance with the  
plans and specifications.

**michelle miner**  
design  
18488 Prospect Rd., #6 Saratoga, Ca 95070  
408.986.0884 SheMiner@aol.com

An Addition and Remodel for:  
**Shannon Thoke**  
116 O'Connor St, Menlo Park, Ca 94025

DRAWN	PM
CHECKED	PM
DATE	AUG. 30, 2018
SCALE	AS SHOWN
DATE	10/11/18
BY	PM



1/4" LEFT SIDE ELEVATION - EAST

ALL WINDOWS ARE  
WOOD CLAD WITH  
SIMULATED DIVIDED LIGHT  
(GRES APPLIED TO INSIDE  
AND OUTSIDE OF GLASS)  
TO MATCH EXISTING  
UNLO.



1/4" FRONT ELEVATION - NORTH

WINDOWS ON LOWER FRONT  
ELEVATION ARE  
WOOD WINDOWS WITH  
TRUE DIVIDED LIGHT  
TO REPAIR



1/4" RIGHT SIDE ELEVATION - WEST



1/4" REAR ELEVATION - SOUTH



NEW ELEVATIONS

REVISIONS	BY

PRINTED ON  
Thursday, October 13, 2016

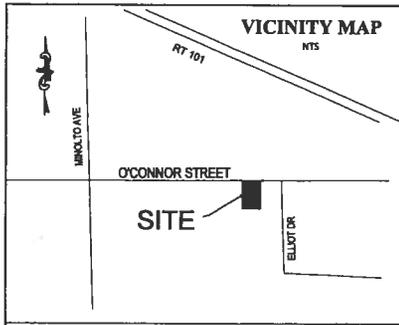
THE PLANS, SPECIFICATIONS AND BIDDING DOCUMENTS SHALL BE THE PROPERTY OF MICHELLE MINER DESIGN. NO PART OF THESE PLANS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MICHELLE MINER DESIGN.

**michelle miner**  
— design —

18488 Prospect Rd. #6 Saratoga, Ca 95070  
408.396.0884 Sheinmher@aol.com

An Addition and Remodel for:  
**Shannon Thoke**  
116 O'Connor St. Menlo Park, Ca 94025

DESIGN	PM
CHECKED	PM
DATE	AUG. 30, 2016
SCALE	AS SHOWN
JOB NO.	18488
SHEET	02



**VICINITY MAP**  
NTS

RT 101

O'CONNOR STREET

SITE

EL DORADO

**LEGAL DESCRIPTION OF LOT:**  
ALL OF PARCEL 1 OF PARCEL MAP AS FILED IN BOOK 33 / PAGE 28, SAN MATEO COUNTY RECORDS

**LEGEND**

- TO TOP GRADE
- PAO PAO ELEVATION
- FF FF ELEVATION
- HP HIGH POINT
- LP LOW POINT
- SEWER CLEANOUT
- RISE HYDRANT
- WATER METER / ELECT / TELE BOX
- JOINT POLE
- SITE PROPERTY LINE
- TOP WALL, BOTTOM WALL
- MARKER
- INDICATES EXISTING ELEVATION SPOT SHOT BASED ASSUMED DATUM
- EDGE OF PAVEMENT
- INDICATES OVERHEAD WIRES
- INDICATES FENCE

**NOTES:**

- 1 CONTOURS & ELEVATIONS ARE FIELD LOCATED AND ARE BASED ON CITY DATUM
- 2  $\Delta$  INDICATES TEMPORARY BENCH MARK SET AS SHOWN
- 3 BOUNDARY INFO TAKEN FROM RECORD MAPS AND TITLE INFORMATION
- 4 TREES TYPES ARE APPROXIMATED AND ARE TO BE IDENTIFIED BY OTHERS
- 5  $\times$  INDICATES FIELD LOCATED ELEVATION SPOT SHOT
- 6 APNS 05-03-09-00
- 7 CONTOUR INTERVAL = 1.00 FOOT
- 8 --- INDICATES DISTINCT BORDER
- 9 NET LOT AREA @ 1908 SQ. FT. (SEE 1708 SQ. FT. FROM LOT AREA @ 1708 SQ. FT. FROM 1708 SQ. FT.)

**UNDERGROUND DISCLAIMER**

NOTE THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACES FEATURES ONLY UNLESS SPECIFIED ON THIS MAP, LOCATION OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-842-3444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE. CURBLINE OFFSETS ARE TO FACE OF CURB, MANHOLE AND PLAT GRATE OFFSETS ARE TO THEIR RESPECTIVE CENTERS. HOODED INLETS (CATCH BASINS) ARE LOCATED BY CENTER OF TOP OF HOOD AT FACE OF CURB, UNLESS OTHERWISE NOTED. INVERTS FOR HOODED INLETS ARE MEASURED FROM THE TOP OF HOOD AND INVERTS FOR MANHOLES ARE MEASURED FROM THE RIM. THE TOPOGRAPHY CONTROL LINES, DEPICTED ON THIS MAP IS BASED ON FOUND MONUMENTS, A SPLIT OF IMPROVEMENTS OR A COMBINATION THEREOF. THE TOPOGRAPHY CONTROL LINES SHOULD NOT BE TAKEN AS REPRESENTING THE RECORD CENTERLINE OF THE STREETS.

**BENCHMARK**

CITY MONUMENT X-160 TOP OF BRASS DISK IN MASS/VENETIAN STRUCTURE, ETC. ELEVATION: 32.87' BASED ON NAVD 83 DATUM.

**BASES OF BEARING**

THE BEARING IS 78-47-49" W OF THE CENTERLINE OF O'CONNOR STREET AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD IN VOLUME 28, BOOK 33 / PAGE 28, SAN MATEO COUNTY RECORDS. RECORDS AS MONUMENTED. WAS TAKEN AS THE BASIS OF BEARING FOR THIS MAP.

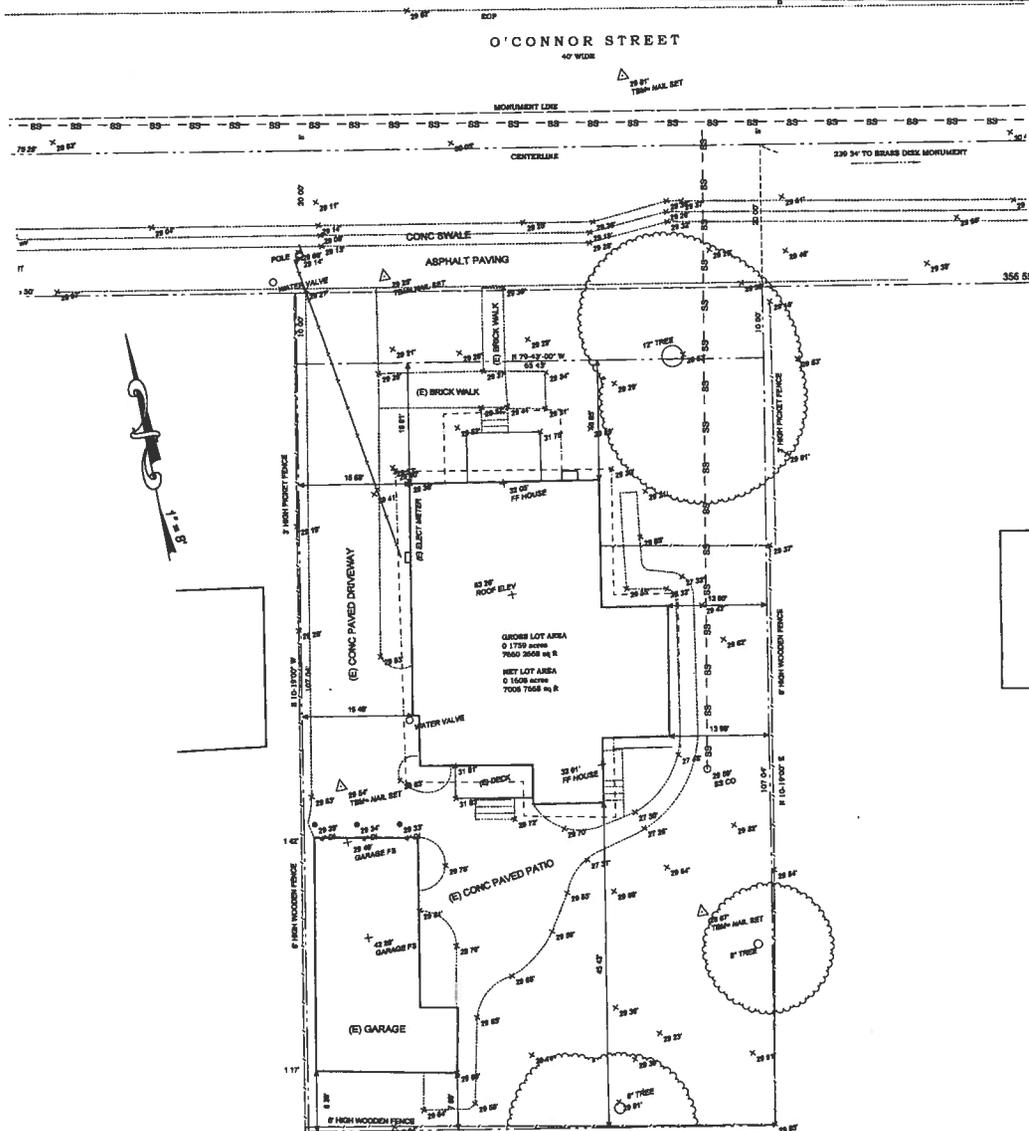
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

**UNDERGROUND DISCLAIMER**

NOTE THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACES FEATURES ONLY UNLESS SPECIFIED ON THIS MAP, LOCATION OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-842-3444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE. CURBLINE OFFSETS ARE TO FACE OF CURB, MANHOLE AND PLAT GRATE OFFSETS ARE TO THEIR RESPECTIVE CENTERS. HOODED INLETS (CATCH BASINS) ARE LOCATED BY CENTER OF TOP OF HOOD AT FACE OF CURB, UNLESS OTHERWISE NOTED. INVERTS FOR HOODED INLETS ARE MEASURED FROM THE TOP OF HOOD AND INVERTS FOR MANHOLES ARE MEASURED FROM THE RIM. THE TOPOGRAPHY CONTROL LINES, DEPICTED ON THIS MAP IS BASED ON FOUND MONUMENTS, A SPLIT OF IMPROVEMENTS OR A COMBINATION THEREOF. THE TOPOGRAPHY CONTROL LINES SHOULD NOT BE TAKEN AS REPRESENTING THE RECORD CENTERLINE OF THE STREETS.

**SURVEYOR'S STATEMENT**

I, DAVID ALVAREZ, SR., L.S. 4080, CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYORS ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE PORTION INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



<p><b>JLK ASSOCIATES</b> SURVEYORS / ENGINEERS 73 CEDAR LANE SAN JOSE, CA. 95127 408-729-3734</p>	
<p><b>SITE SURVEY PLAN</b> 116 O'CONNOR STREET PARCEL 1 OF PARCEL MAP BOOK 33 / PAGE 26 MENLO PARK, CALIFORNIA</p>	
<p>DAVID ALVAREZ, SR. L.S. 4080 SAN MATEO COUNTY REGISTERED LAND SURVEYOR</p>	
<p>SCALE 1" = 8'</p>	
<p>SHEET <b>C-1</b></p>	
	<p>1 OF 1</p>