



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:

Architectural Control/Vasile Oros/706-716 Santa Cruz Avenue: Request for architectural control for the demolition of an existing commercial building and the construction of a new three-story mixed use building with a below ground parking lot, retail and parking on the first floor, office on the second floor, and four residential units on the third floor in the SP-ECR/D (El Camino Real Downtown/Specific Plan) zoning district. As part of the proposed project, two heritage trees located in the parking lot at the rear of the property are proposed for removal.

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 Kaitie Meador, Associate Planner, at (650) 330-6731 or email her at kmmeador@menlopark.org. The Planning Division encourages submittal of comments and questions by December 20, 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

OCT 21 2016

CITY OF MENLO PARK
BUILDING

HAYES
GROUP
ARCHI
TECTS

October 21, 2016

Thomas Rodgers
Planning Division
701 Laurel Street
Menlo Park, CA 94025

RE: 706 Santa Cruz Ave. Planning Commission Review -- Project Description

Dear Mr. Rodgers:

Attached is Hayes Group Architects' submission of 706 Santa Cruz Ave for the Planning Commission Review. The project applicant is Hayes Group Architects on behalf of the Oros family. This package includes proposed architectural plans, civil plans, and landscape plans. Material board, application forms, and relevant reports are also included.

1. EXISTING CONDITIONS

The site is located on the north corner of Santa Cruz Ave. and Chestnut St. Juban Yakiniku House and Union Bank occupy the existing building. The western half of the property serves as surface parking.

The site is surrounded by Ace Hardware to the north, Le Boulanger to the south, Axion Learning to the west and multiple small businesses to the east.

2. PROPOSED PROJECT

We are proposing the construction of a mixed-use building consisting of ground floor parking and retail space, with second floor office space and four residential condominiums on the third floor. The architectural language for the first and second floors adopts a modern use of the brick aesthetic found in the downtown neighborhood. Seven brick volumes that represent the scale of the present downtown break down the scale of the building. Entry into the building is provided at the breaks, or alleys, between the brick volumes. We see this design as the bridge between the existing downtown and the specific plan goals for downtown. The scale is further broken down by residential units setback on the third floor, which take the form of roof top lofts commonly found in metropolitan areas. A common terrace, serviced by the stairs and elevator, accesses the units. Each unit has a generous private terrace. Garage entrance is located on Chestnut Alley.

Street level landscaping has been designed to enhance the pedestrian experience along Chestnut Lane and provide stormwater treatment planters.



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 www.thehayesgroup.com

PROJECT DESCRIPTION:
 706 SANTA CRUZ AVE

706-716 SANTA CRUZ AVE
 MENLO PARK
 CA 94025

DESCRIPTION
 PRICING SET
 10/14/2018

SHEET REVISIONS

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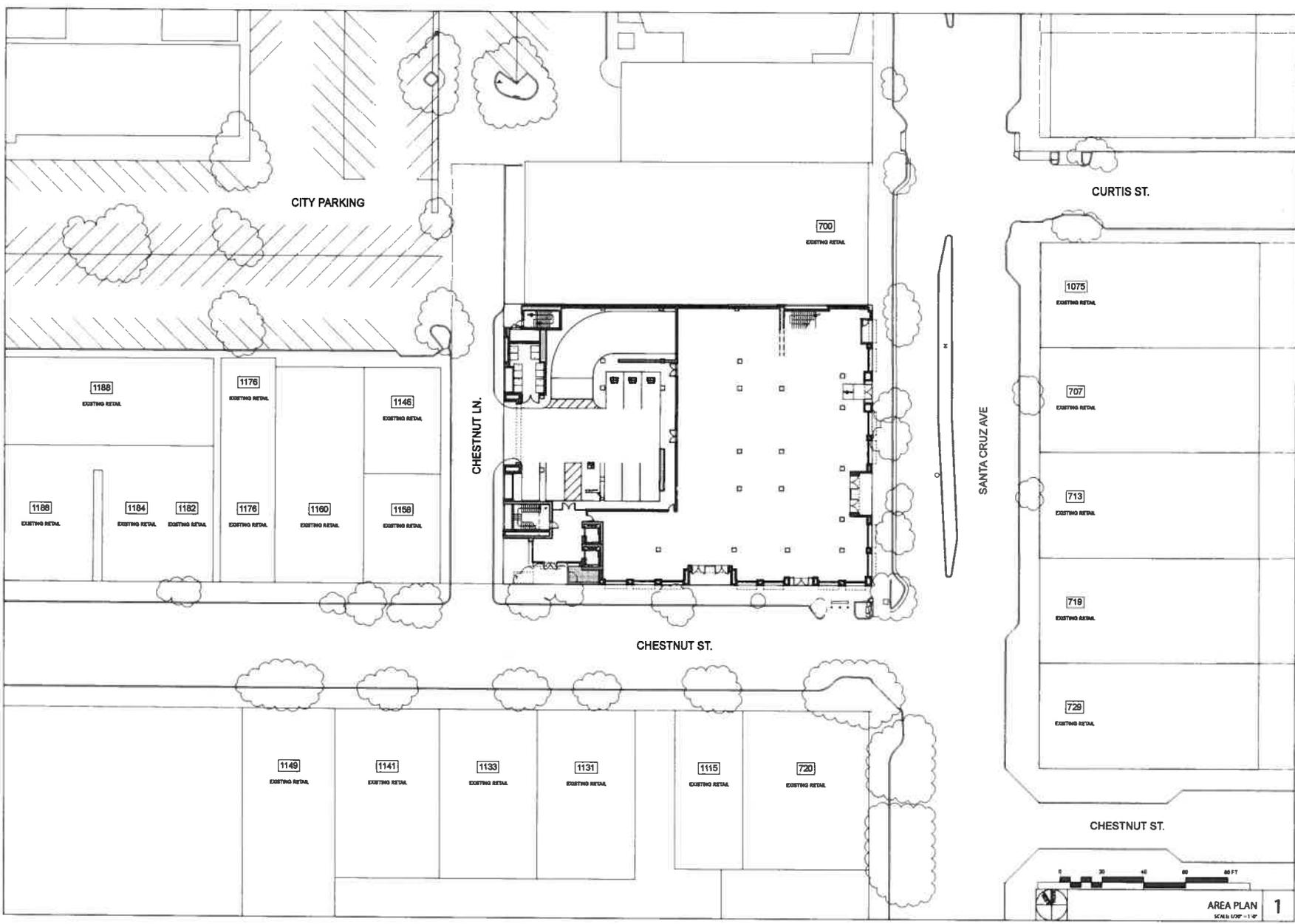
DRAWING CONTENT
 AREA PLAN

STAMP

JOB NUMBER:
 1503.00
 SCALE:
 N.T.S.
 DRAWN BY:
 DM

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AREA PLAN 1
 SCALE: 1/8" = 1'-0"

A1.2

File: 10/20/18
 Plot: 1503.00 A1.2.rvt



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PROJECT DESCRIPTION:
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 CA 94025

DESCRIPTION:
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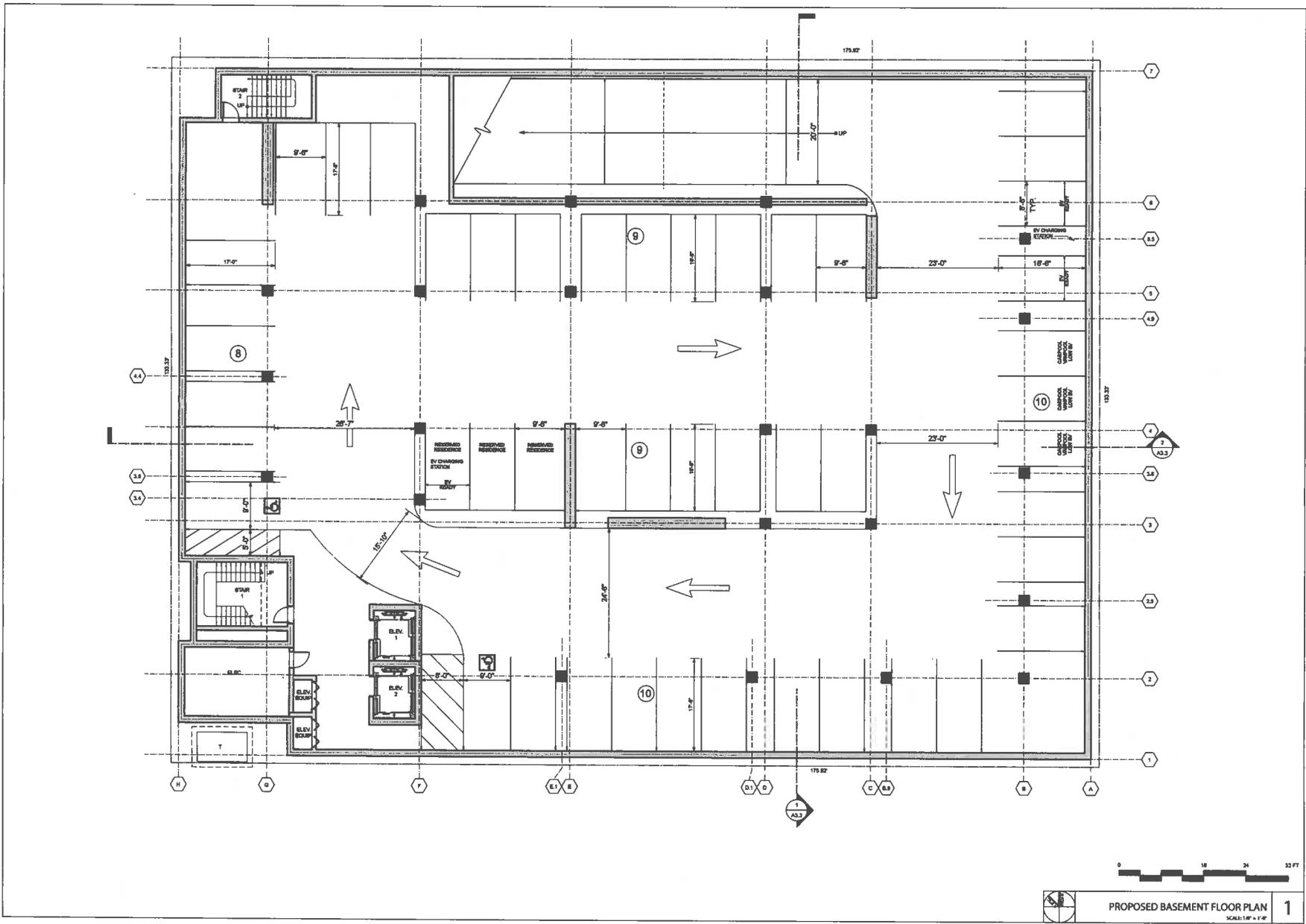
DRAWING CONTENT:
 PROPOSED BASEMENT
 FLOOR PLAN

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Date: 10/20/18
 File name: 150216_00_A2.0.rvt



PROPOSED BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"

1

A2.0



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PROJECT DESCRIPTION
 706 SANTA CRUZ AVE
 706-716 SANTA CRUZ AVE
 MENLO PARK
 CA, 94025

DESCRIPTION
 PROJECT SET
 10/14/2018

- SHEET REVISIONS
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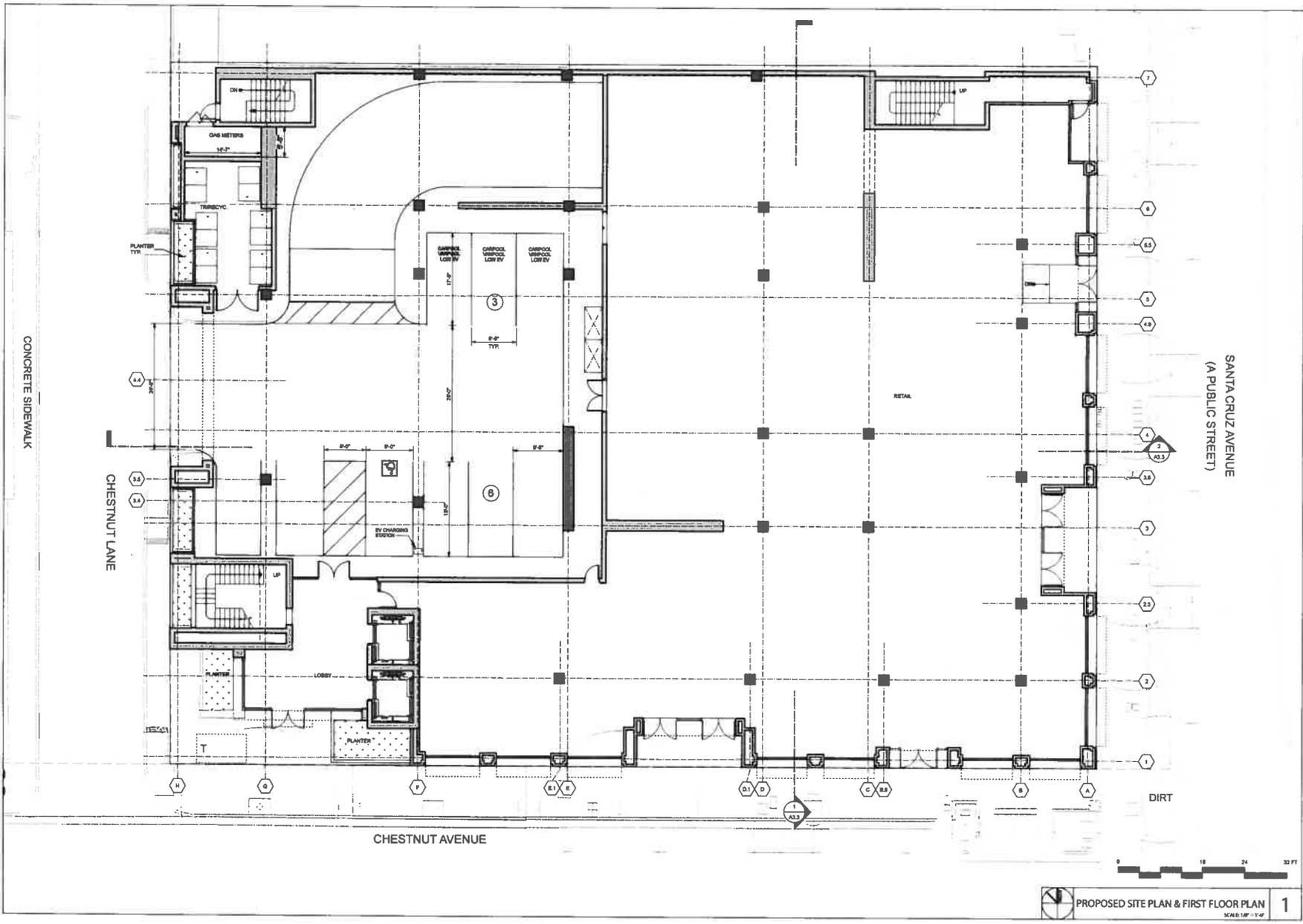
DRAWING CONTENT
 PROPOSED SITE PLAN &
 FIRST FLOOR PLAN

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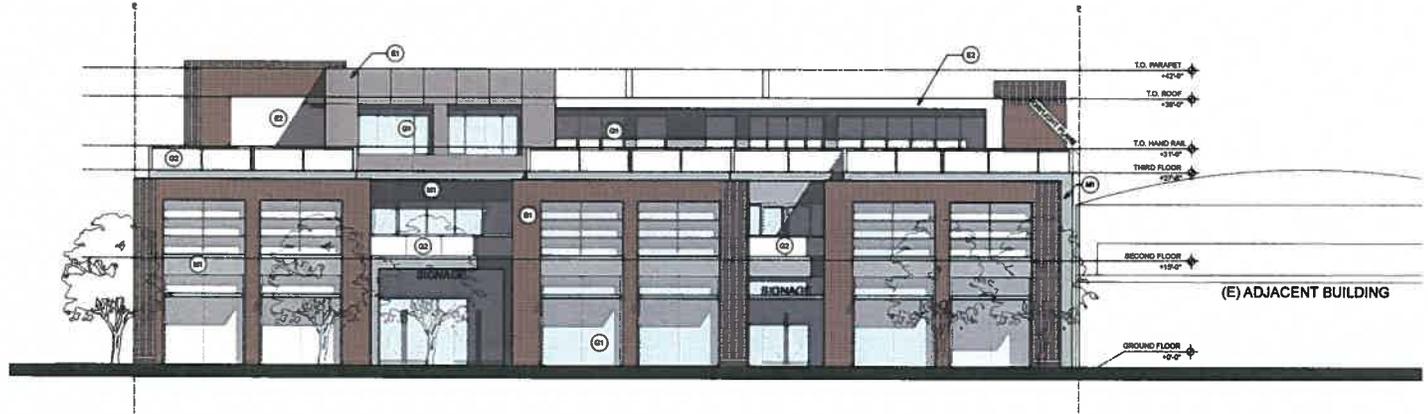
PROPOSED SITE PLAN & FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 1

A2.1

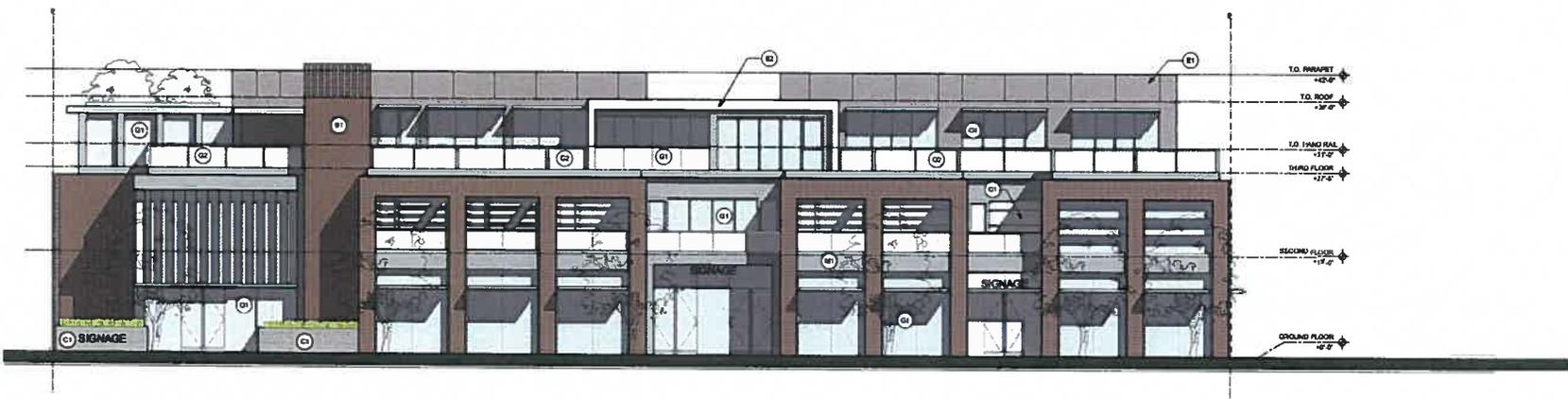
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FINISH LEGEND	
(B1)	ROMANA EPICK ENDICOTT LT SANDSTONE SMOOTH FINISH
(M1)	METAL PANEL OURAVAR 70 PAINN METALLIC LC 167100X
(B2)	RED OIL WOOD
(E1)	EXCLUSIVE FIBER CEMENT PANEL EXCLUSIVE TEO
(E2)	EXCLUSIVE FIBER CEMENT PANEL EXCLUSIVE TEO
(G1)	CLEAR LOWE GLAZING MATCH SIGNAGE TO SOLAR CONTROL LOWE GLASS (ON BILL)
(G2)	NEET TRANSLUCENT GLAZING



SANTA CRUZ AVE. ELEVATION 2
SCALE: 1/8" = 1'-0"



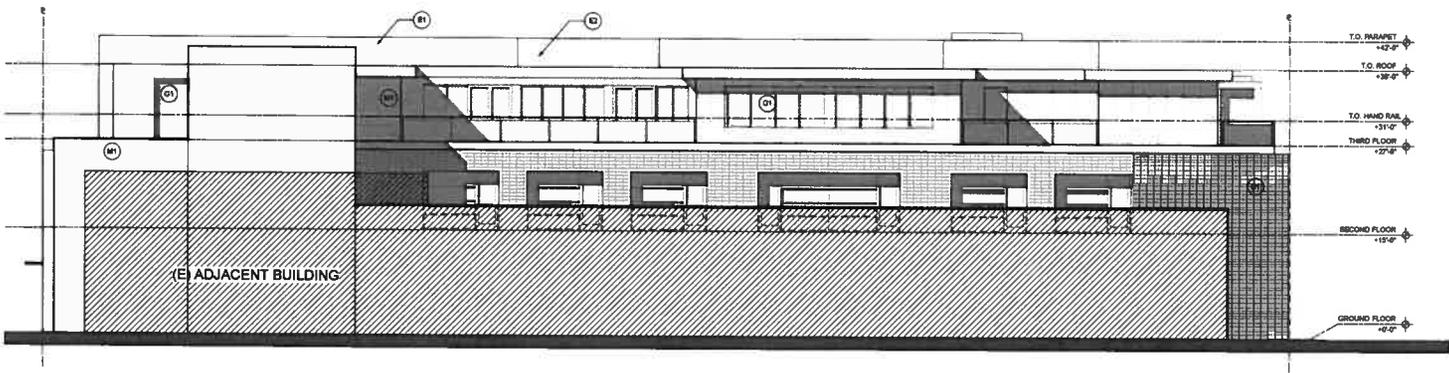
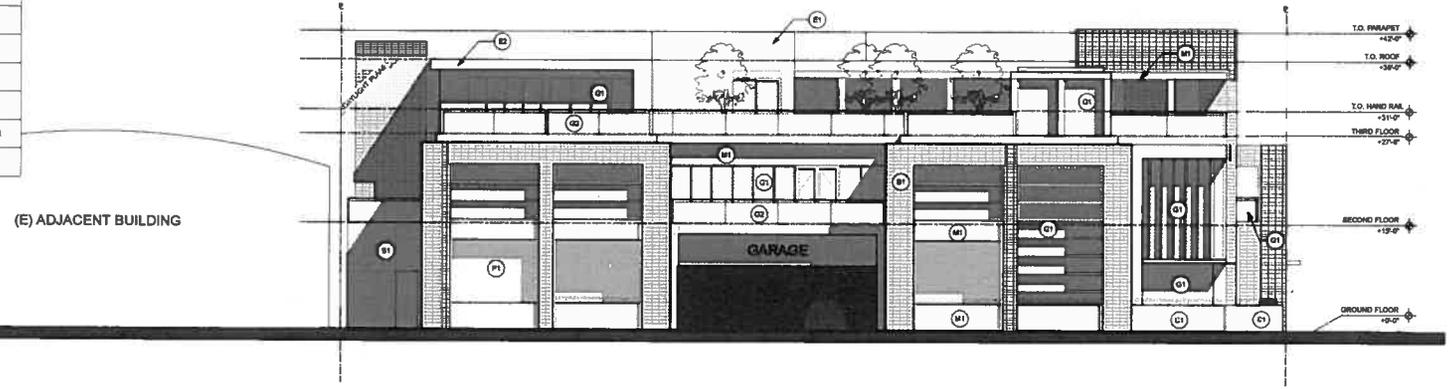
CHESTNUT STREET ELEVATION 1
SCALE: 1/8" = 1'-0"

Date: 10/20/18
File name: 1503.09_A3.2_3.1_5.1_5.2_v01.rvt

A3.2

FINISH LEGEND

(B1)	TERRAZZO BENICOTTI LT SANDSTONE SMOOTH FINISH
(M1)	METAL PANEL DURAMAX XL PAVEN METALLIC UC 10871006
(B2)	BROWN STUCCO
(S1)	SOLUTIONS FIBER CEMENT PANEL SOLUTIONS T500
(S2)	SOLUTIONS FIBER CEMENT PANEL SOLUTIONS T500
(G1)	CLEAR LOW-E GLAZING MATCH SOLARWAX TO SOLAR CONTROL LOW-E GLAZING FOR BNA
(G2)	WHITE TRANSLUCENT GLAZING



Date: 10/20/18
Rev: none / 15031.00 A3.3 3.3 5.1 5.2 5.3 5.4

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PROJECT DESCRIPTION:
706 SANTA CRUZ AVE
MEMLO PARK
CA, 94025

DESCRIPTION
PRICING: NET
10/14/2018

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PERSPECTIVE 2



PERSPECTIVE 3



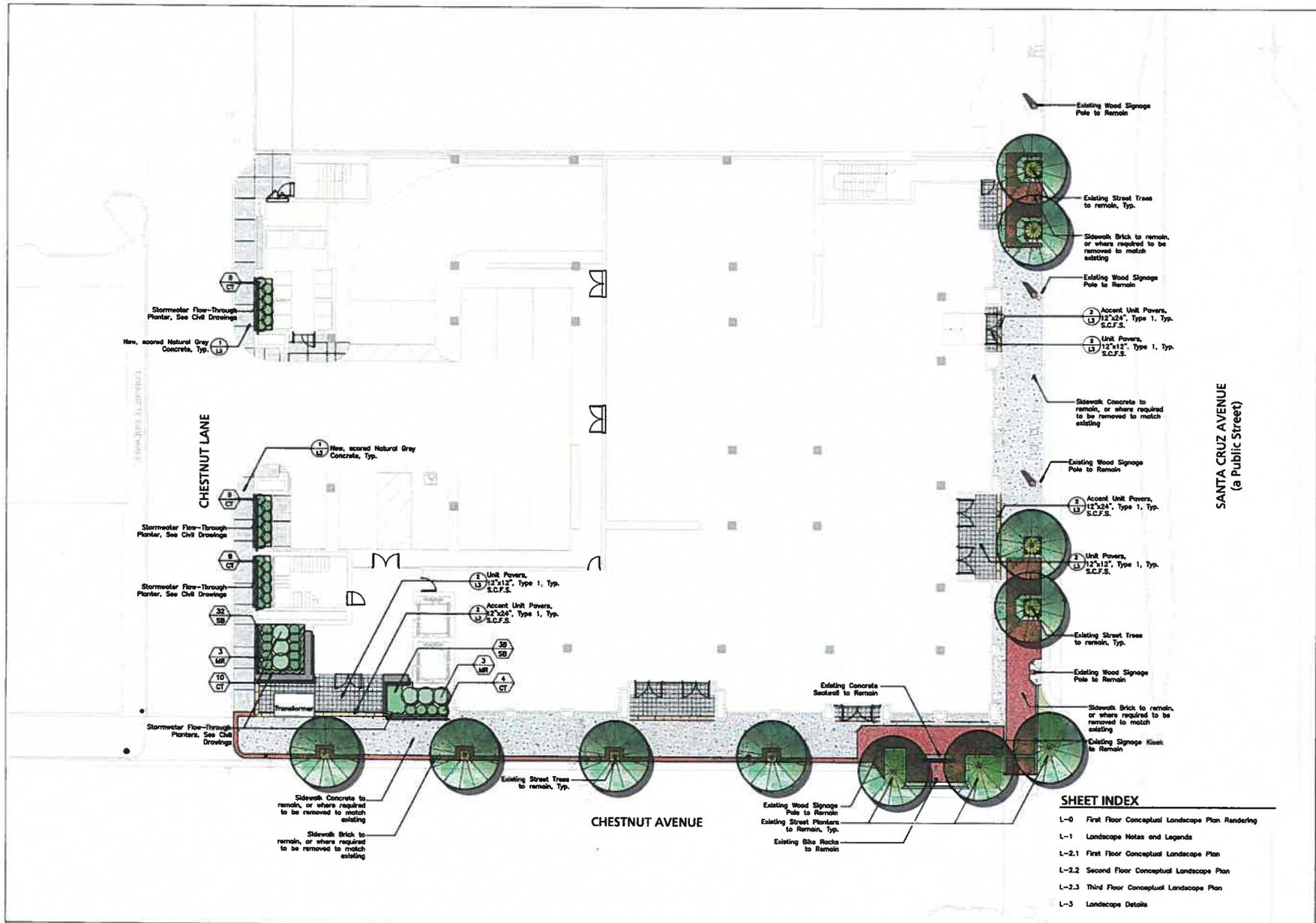
PERSPECTIVE 1

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PERSPECTIVES

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 CA, 94025

DESCRIPTION

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THE GUZZARDO PARTNERSHIP INC.
 Landscape Architects Land Planners
 181 Greenwath Street
 San Ramon, CA 94511
 T: 415 433 4822
 F: 415 433 5023

PRICING SET
 Date: 10/14/16

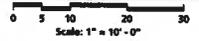
First Floor
 Conceptual Landscape Plan
 Rendering

SHEET NUMBER

L-0

SHEET INDEX

- L-0 First Floor Conceptual Landscape Plan Rendering
- L-1 Landscape Notes and Legends
- L-2.1 First Floor Conceptual Landscape Plan
- L-2.2 Second Floor Conceptual Landscape Plan
- L-2.3 Third Floor Conceptual Landscape Plan
- L-3 Landscape Details



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PERSPECTIVE 2



PERSPECTIVE 3



PERSPECTIVE 1



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706-716 SANTA CRUZ AVE
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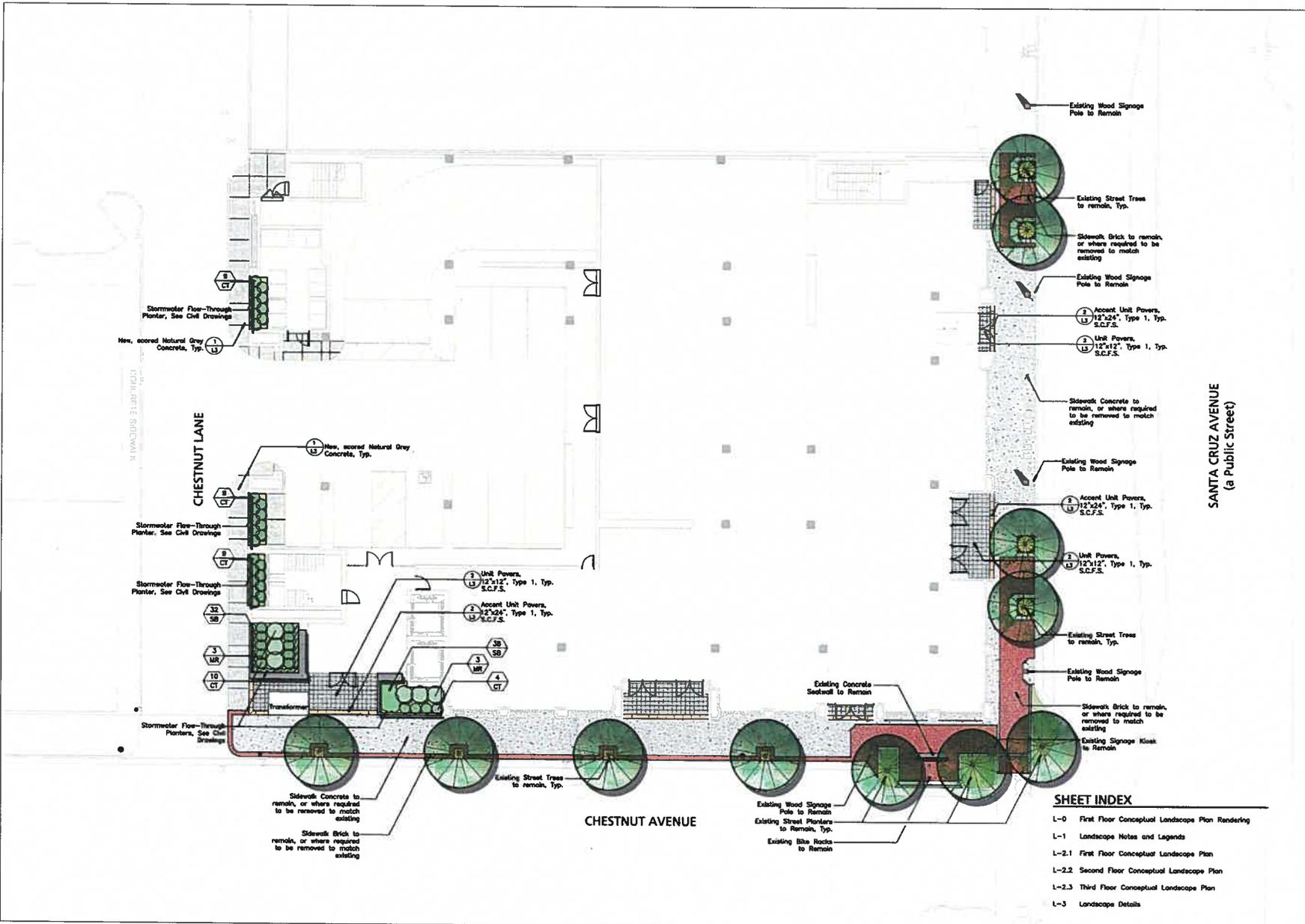
THE GUZZARDO PARTNERSHIP INC.
Landscape Architects Land Planners
181 Greenwold Street
San Francisco, CA 94111
T 415 433 4822
F 415 433 5053

PRICING SET
Date: 10/14/16

First Floor
Conceptual Landscape Plan
Rendering

SHEET NUMBER

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- L-2.3 Third Floor Conceptual Landscape Plan
- L-3 Landscape Details

0 5 10 20 30
Scale: 1" = 10' - 0"



HAYES
GROUP
ARCHI
TECTS

We look forward to meeting the Planning Commission and staff at the public hearing so that we can proceed with the development of this project.

Please call me at (650) 365-0699 x15 if you have any questions.

Sincerely,



Ken Hayes, AIA
Principal

CC: Vasile Oros