



MEMORANDUM

Date: 5/23/2019
To: Planning Commission
From: Kaitie Meador, Senior Planner
Re: 600 Sharon Park – Modifications to the exterior building materials of the pool house: Determination of Substantial Conformance (PLN2019-00033)

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. In the following case, staff believes that a project's proposed changes are in substantial conformance with its original approval, although the modifications warrant notification of the Planning Commission. 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 December 10, 2018, the Planning Commission approved an architectural control and use permit application for exterior modifications to an existing pool house and site amenities at 600 Sharon Park Drive. The pool house modifications included new siding, windows, doors, and changes to the color scheme. Improvements to the site amenities included new landscaping, outdoor kitchens, seating areas, tot lot, dog park area, and excavation within a required setback for a new retaining wall. The Planning Commission staff report with approved plans and meeting minutes are available through the links provided below.

Staff report

<https://www.menlopark.org/DocumentCenter/View/20251>

Minutes

<https://www.menlopark.org/AgendaCenter/ViewFile/Minutes>

Proposed Revisions

The applicant is now requesting exterior changes to the approved plans, with primary changes indicated below. The project description letter indicates that the changes are intended to make the pool house more consistent with the existing residential buildings.

- The smooth stucco siding would be replaced with hardie panel vertical siding.
- The vinyl windows would be replaced with aluminum windows. The window and door trim color would be revised from white to bronze.
- The color scheme would be updated from lighter beige and white tones to darker earth tones.

Project plan excerpts comparing the approved and proposed plans, juxtaposed on the same sheet, are included as Attachment A, and a project description letter summarizing the changes is included as Attachment B.

Staff Review

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

- There would be no increase in the proposed gross floor area, and the modifications would not increase the intensity or change the use of the building.
- The overall integrity of the architectural design would be maintained with the proposed exterior changes. The proposed changes would be more consistent with the existing residential buildings. Additionally, the proposed changes would not be visible from the public right of way.
- The revised project would continue to meet all applicable development regulations of the R-3-A-X zoning district and Conditional Development Permit with respect to setbacks, height, and floor area ratio.

Planning Commission Review

If any member of the Commission would like to discuss the changes to the plans described above at the June 3, 2019 Planning Commission meeting, please notify staff no later than **5:30 p.m. on Tuesday, May 28, 2019**. 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 June 3, 2019 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, please contact Kaitie Meador at kmmeador@menlopark.org. If you wish to request that this item be scheduled for the Planning Commission meeting, please contact Kyle Perata at kperata@menlopark.org.

Attachments

- A. Project Plans
- B. Project Description Letter



PROPOSED EXTERIOR PERSPECTIVE
SHOWING COLORS AND CALL OUTS FOR MATERIALS



APPROVED EXTERIOR PERSPECTIVE
SHOWING COLORS AND CALL OUTS FOR MATERIALS

Date: April 30, 2019
File name: 27011 seven oaks W.D.

No.	Revision

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Seven Oaks Apartments
New Fitness Center Building
600 Sharon Park Drive - Menlo Park CA

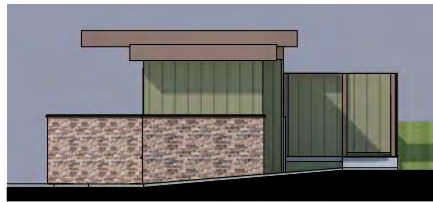
Date	: JAN. 2019
Scale	: As Noted
Job No.	: 27011
Drawn By	: HAS
A. P. No.	: 074-282-070
Sheet Name:	
MATERIAL BOARD	
Sheet No.:	
A-4.1	
of	



FRONT ELEVATION - PROPOSED
SCALE 1/4" = 1'-0"



REAR ELEVATION - PROPOSED
SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION - PROPOSED
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION - PROPOSED
SCALE 1/4" = 1'-0"



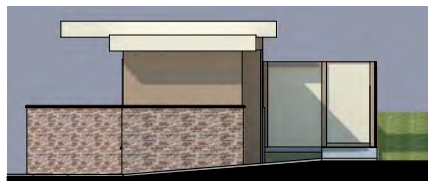
ISOMETRIC VIEW - PROPOSED



FRONT ELEVATION - APPROVED
SCALE 1/4" = 1'-0"



REAR ELEVATION - APPROVED
SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION - APPROVED
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION - APPROVED
SCALE 1/4" = 1'-0"



ISOMETRIC VIEW - APPROVED

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Seven Oaks Apartments
New Fitness Center Building
600 Sharon Park Drive - Menlo Park CA

Date	: JAN. 2019
Scale	: As Noted
Job No.	: 27011
Drawn By	: HAS
A. P. No.	: 074-282-070
Sheet Name	: PROPOSED & APPROVED COLOR RENDERINGS
Sheet No.	: A-4.2
	: of

RECEIVED

APR 11 2019

CITY OF MENLO PARK
PLANNING DIVISION

City of Menlo Park
Planning Commission
Community Develop Department
Planning Division
701 Laurel Street
Menlo Park, CA 94025

RE: 600 Sharon Park Drive

Letter of Justification;

Following our Planning Commission Approval of December 10, 2018 we were prompted to reevaluate the exterior materials called for in our approval.

The original material choice was intended to pose the Fitness Center as fresh and new, juxtaposed to the existing buildings. Since then we have reconsidered this direction, with the intention of now blending with the existing wood materials used on the site.

We are requesting your acceptance of this revision to use a more natural material look. The stone, shape and openings remain the same, unchanged. The siding is the only change and in brown tones now blends with the existing apartments.

We believe this is the appropriate style and now simply relies on the other building features to make the Fitness Center complement the pool area activities.

We respectfully request your approval of this material and color substitution.

Respectfully,


Rodger Griffin
Paragon Design Group, Inc.
Armen Shamamian P.E.

Letter of Justification-4 8.19.docx

