



MEMORANDUM

Date: 7/26/2019
To: Planning Commission
From: Fahteen Khan
Re: 130 Forest Lane – Determination of Substantial Conformance (PLN2019-00046)

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 March 26, 2018, the Planning Commission unanimously approved an architectural control application at 130 Forest Lane for exterior modifications to the front facade of an existing residence in the R-3 (Apartment) zoning district, including the addition of new gross floor area. 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/130 Forest Lane>

Minutes

https://www.menlopark.org/AgendaCenter/ViewFile/Minutes/_03262018-3066

Following the use permit approval, the applicant submitted a building permit application on July 30, 2018, and the permit was issued on February 4, 2019. Modifications of the residence is currently underway.

Proposed Revisions

The applicant is requesting to modify the approved elevations (Attachment A) by changing the column and garage trim material from cedar siding to cement plaster. The applicant has submitted a project description letter and revised elevations, included as Attachments A and B, respectively. The proposed modifications are a result of upgrading of the proposed material for durability and aesthetics reasons.

The plans included in Attachment A compare the approved and proposed elevations on separate Approved/Proposed plan sheets A project description letter summarizing the proposed 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:

- The proposed modifications would be limited to the front column and façade around the garage door.
- The change of materials would not affect the overall integrity of the architectural design of the house and the overall architectural approach would continue to be consistently applied to the front elevation.
- The proposal would not increase the proposed gross floor area for the project.

Planning Commission Review

If any member of the Commission would like to discuss the changes to the plans described above at the July 29, 2019 Planning Commission meeting, please notify staff no later than **5:00 p.m.** on **Monday, July 22, 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 July 29, 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 Fahteen Khan at fnkhan@menlopark.org. If you wish to request that this item be scheduled for the Planning Commission meeting, please contact Kyle Perata at ktperata@menlopark.org.

Attachments

- A. Approved Elevations and Revised Elevations
- B. Project Description Letter



Wood siding around garage door,
to be revised to (E) cement plaster

New column with wood siding, to
be revised to cement plaster

Current approved new front elevation

Scale 1/4" = 1'-0"

Date 05/31/19

Addition and Alterations - 130 Forest Lane, Menlo Park, California

SD-1



Cement plaster finish at new column and around garage door in lieu of cedar siding

Revised front elevation

Scale 1/4" = 1'-0"

Date 05/31/19

Addition and Alterations - 130 Forest Lane, Menlo Park, California

SD-2

130 Forest Lane
Menlo Park, California
94025

June 7, 2019

Community Development Department – Planning Division
701 Laurel Street
Menlo Park, CA
94025

To Whom It May Concern:

This is a request to the Planning Commission to modify the approved design of the project at 130 Forest Lane, Menlo Park. The objective is to simplify the current design by omitting proposed wood trim on the vertical column of the structure and on the narrow margin around the garage. The new finish will be stucco to match the rest of the façade. All other elements of the design would remain as approved. In addition to design simplification, this modification will reduce required wood maintenance and provide a far better match the mid-century modern design ethos. (The house was built in 1964.)

Please find attached before and after elevations of the proposed modification. If there are any questions, please feel free to contact me at 650-328-2120 (home), 650-804-0542 (cel), or fred_rose@sbcglobal.net

Yours truly,

(Signed Frederick B. Rose)

Frederick B. Rose (Owner)