



NORTH FAIR OAKS COMMUNITY COUNCIL

August 24, 2023

3203-3205 Middlefield Rd.

Recommendation for an off-street parking exception to allow a tandem guest parking space and waive the requirement for one uncovered parking space for the commercial uses, in association with a remodel and addition to an existing mixed-use structure.

Applicant: Michael Kastrop/Marie Barron

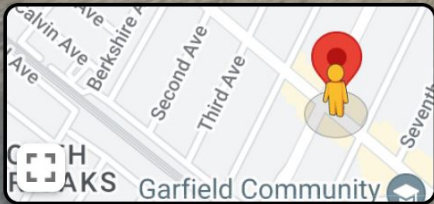
Staff: Erica D. Adams

PLANNING AND BUILDING DEPARTMENT





3203 Middlefield Rd, Menlo Park



Google

Image capture: Sep 2022 © 2022

Windows taskbar with search bar and application icons: File Explorer, Outlook, Teams, Word, Excel, PDF Reader, Chrome, Settings, Edge, Task View.



PROPOSED RENDERING: REAR RESIDENCES (NORTH)

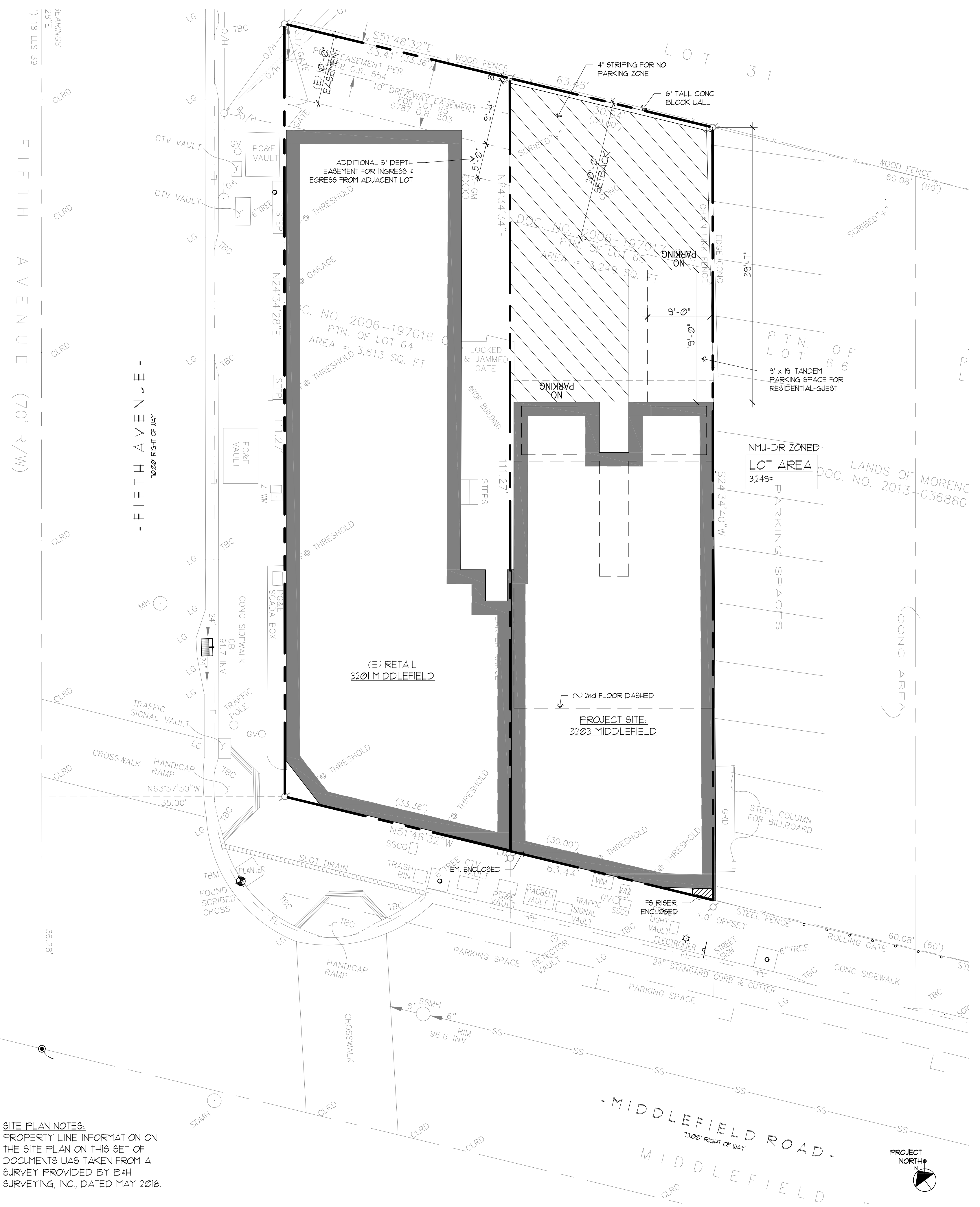


N PROPOSED RENDERING: MIDDLEFIELD RD (SOUTH)

COMPLIANCE WITH NMU/DR ZONING DISTRICT

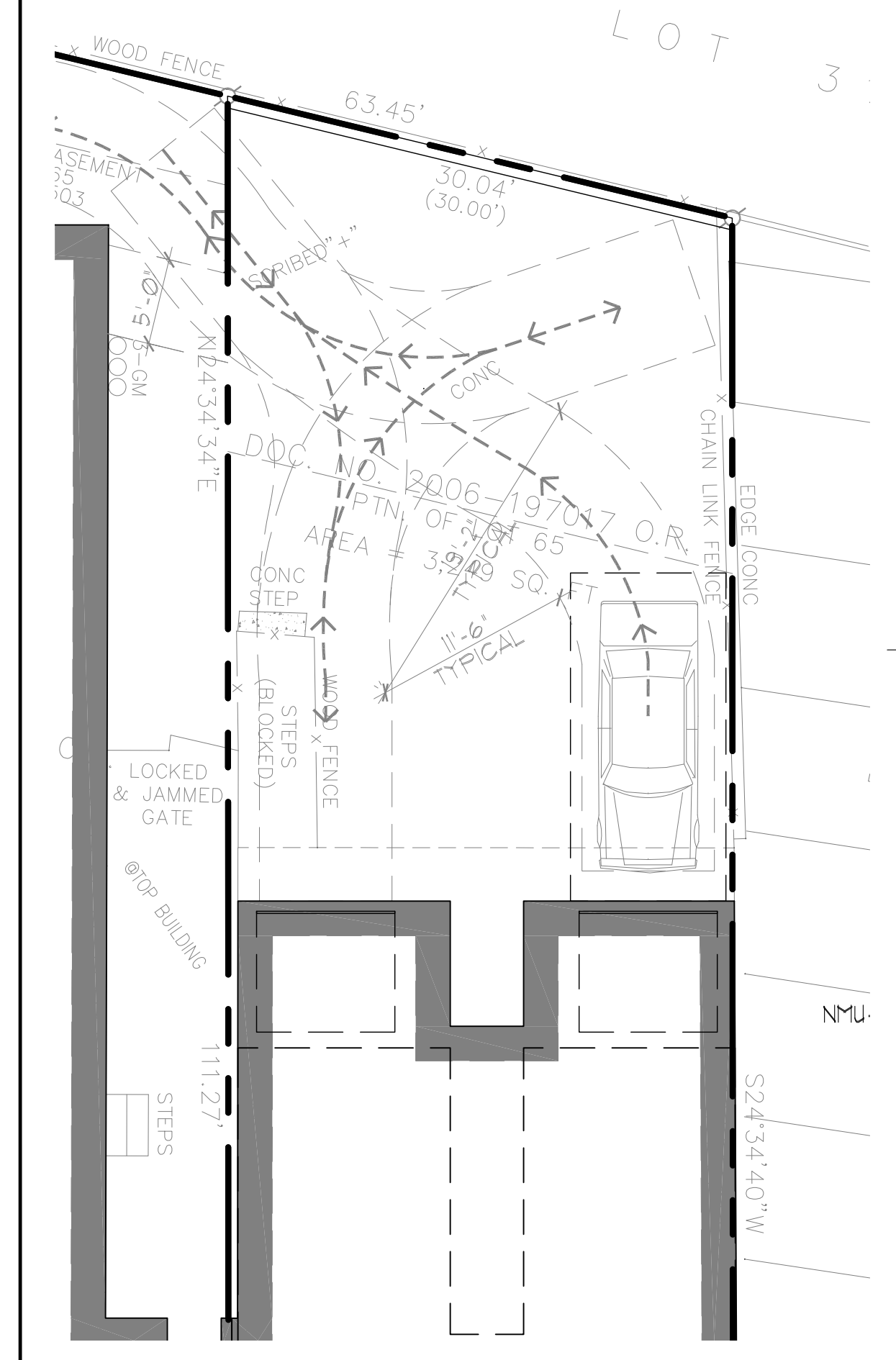
Minimum Rear Yard Setback	20 ft.	37.5ft.	36.5ft.
Minimum Right-Side Yard Setback	0 ft.	0 ft.	No Change
Minimum Left-Side Yard Setback	0 ft.	0 ft.	No Change
Maximum Building Height	40 ft.	20 ft. 4in.	24 ft. 3in.
Maximum Lot Coverage	2,599 sq. ft. 80%	2,072 sq. ft. 64%	1,955 sq. ft. 60%
Maximum Floor Area Ratio	4,873 sq. ft. 150%	2,487 sq. ft. 76.5%	3,058 sq. ft. 94%

NMU REQUIRED PARKING			
USE	PARKING GENERATING FACTOR	PARKING SPACES REQUIRED	PARKING SPACES PROPOSED
Townhouses Dwellings, Multiple	Dwelling Unit Parking: 0-1 bedrooms	1 covered per unit (2 total)	1 covered per unit (2 total)
	Visitor Parking: Each dwelling unit	0.25 per unit covered or uncovered (0.50 total)	1 tandem space
Any Commercial, Office and/or Food Service Use in this subsection in a Mixed-Use Development	Up to 1,000 sq. ft. and each 1,000 sq. ft. thereafter	1 covered or uncovered	None
	TOTAL PARKING:	3.50 rounded to 4.0	3.0



SITE PLAN NOTES:
 PROPERTY LINE INFORMATION ON THE SITE PLAN ON THIS SET OF DOCUMENTS WAS TAKEN FROM A SURVEY PROVIDED BY B4H SURVEYING, INC., DATED MAY 2018.

PROPOSED SITE PLAN



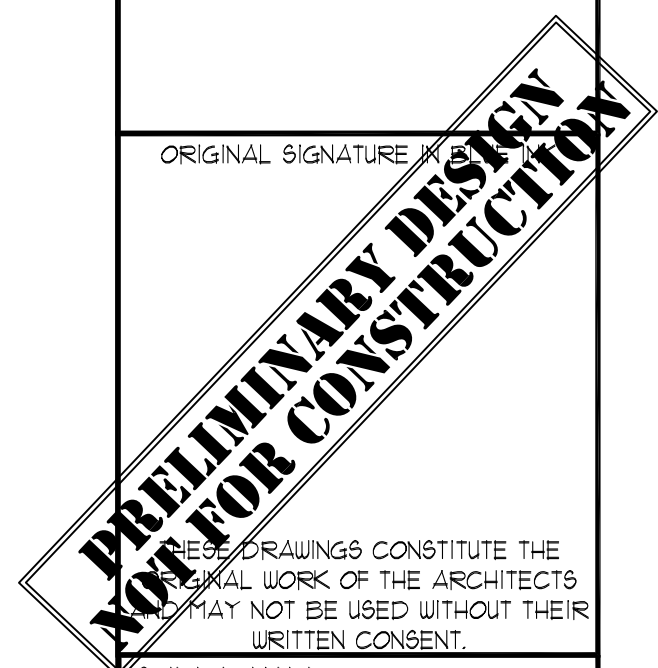
VEHICLE MANEUVERING 1/8"=1'-0" C

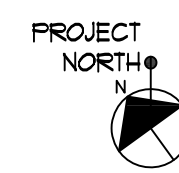
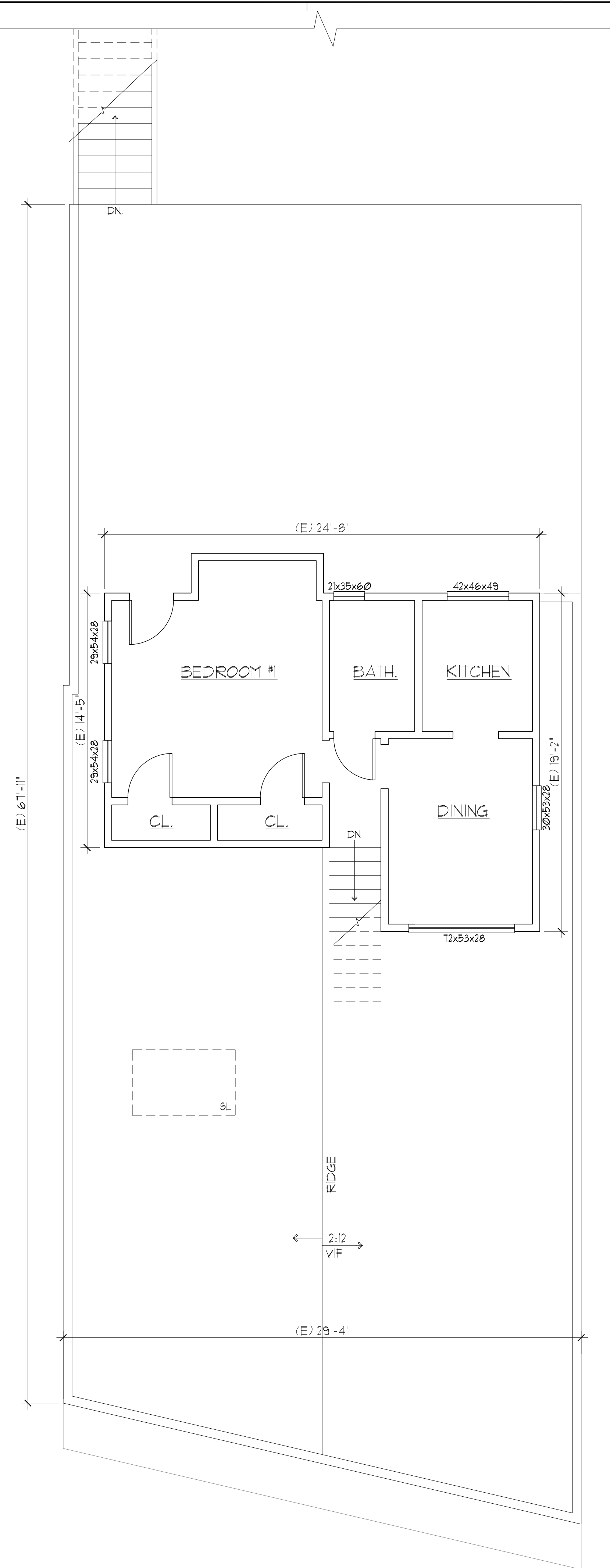
ORIGINAL SIGNATURE: _____
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SHEET TITLE:
 PROPOSED SITE PLAN
 VEHICLE DIAGRAM

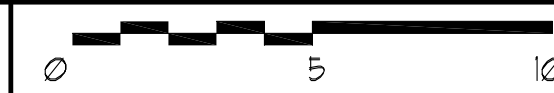
DATE	ISSUE TITLE
11/8/17	EXISTING CONDITIONS
2/6/23	SUBMIT FOR AP
6/28/23	RESUBMIT FOR AP

JOB NO: 22821
 DRAWN: MB
 CHECKED: DMK
 SCALE: AS NOTED



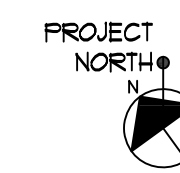
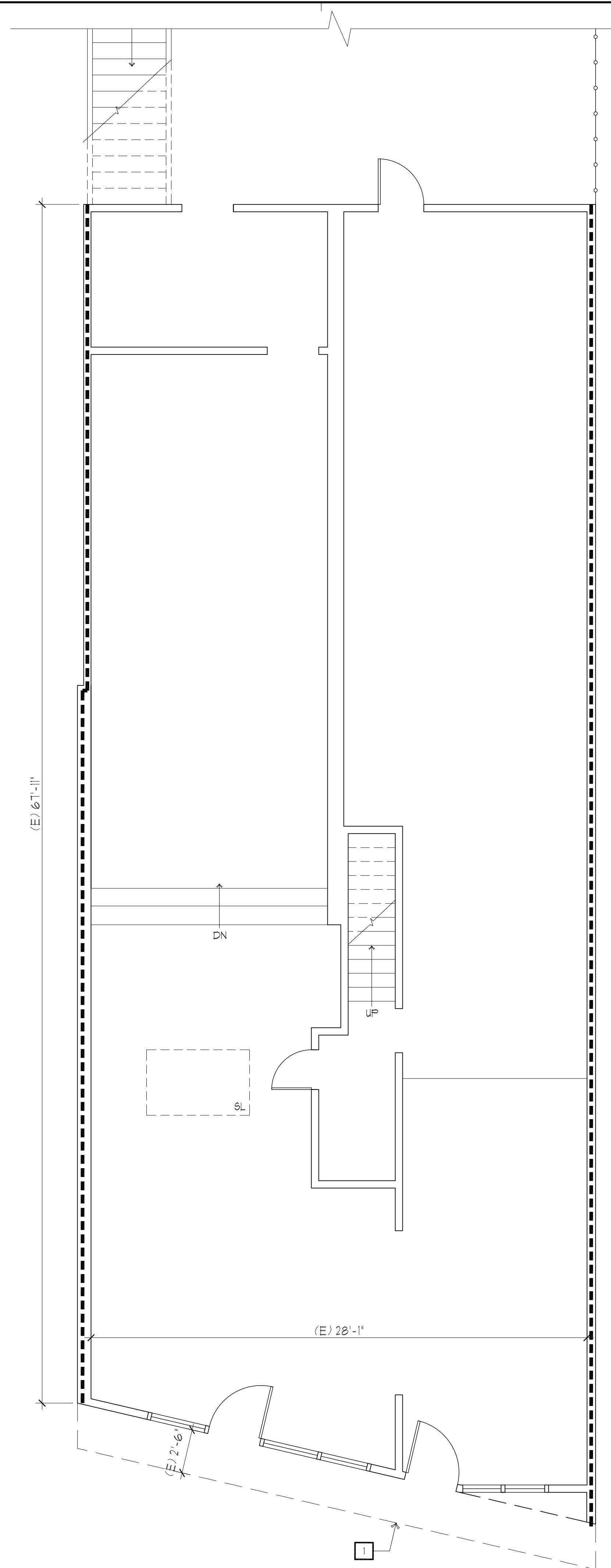


EXISTING 2nd FLOOR PLAN



1/4"=1'-0" N

EXISTING 1st FLOOR PLAN



1/4"=1'-0" E

KEY NOTES & LEGEND

KEY NOTES:
 1 (E) AWNING

- LEGEND:
- 2 KEY NOTE TAGS - SEE KEY NOTES & LEGEND THIS SHEET
 - ONE-HOUR RATED WALL, 3/8" TYPE-X GYP BD, FIRE TAPE
 - ⌀ FINISHED CEILING HEIGHT, SEE RCP
 - /// AREA TO BE DEMOLISHED
 - (E) WALLS TO REMAIN

THE KASTROP GROUP, INC.
 ARCHITECTS
 2345 SPRING STREET
 REDWOOD CITY, CA 94063
 T: 650.299.0303
 www.kastropgroup.com

RETAIL / RESIDENTIAL FIRE REPAIR, REMODEL & ADDITION
3203-3205 MIDDLEFIELD RD. & 402 B-D 5th AVE.
 3203-3205 MIDDLEFIELD RD. & 402 B-D 5th AVE.
 MENLO PARK, CA 94025

ORIGINAL SIGNATURE:
**PRELIMINARY DESIGN
 NOT FOR CONSTRUCTION**

SHEET TITLE:
 (E) 1st FLOOR PLAN
 (E) 2nd FLOOR PLAN

DATE	ISSUE TITLE
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JOB NO: 22821
 DRAWN: MB
 CHECKED: DMK
 SCALE: AS NOTED

A2.0
 OF
 BLDG PERMIT APP NO.

3203-3205 MIDDLEFIELD RD. & 402 B-D 5th AVE, MENLO PARK, CA 94025

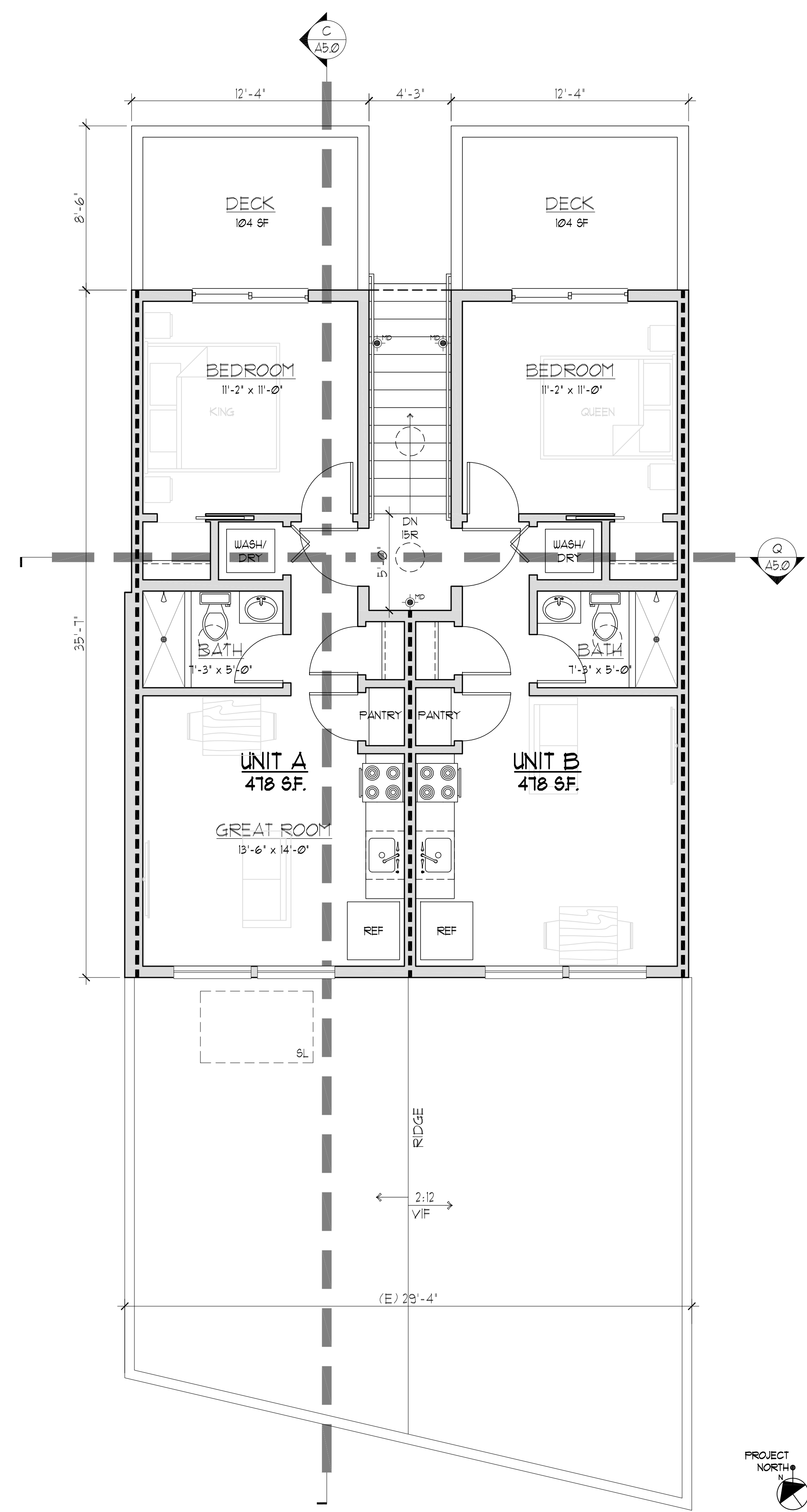
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SHEET TITLE:
 PROPOSED 1st FLOOR PLAN
 PROPOSED 2nd FLOOR PLAN

DATE	ISSUE TITLE
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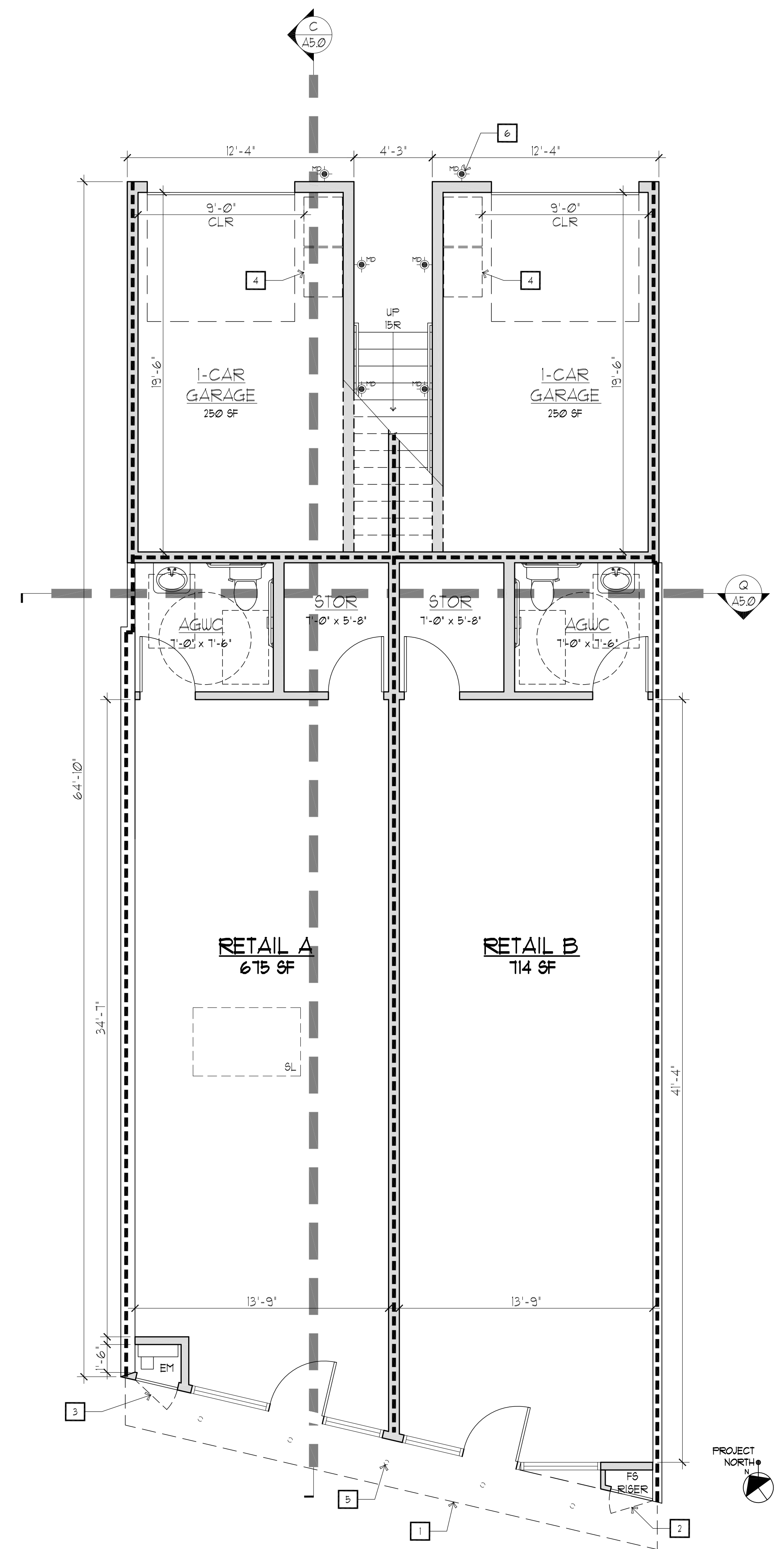
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A2.1
 OF
 BLDG PERMIT APP NO.



PROPOSED 2nd FLOOR PLAN



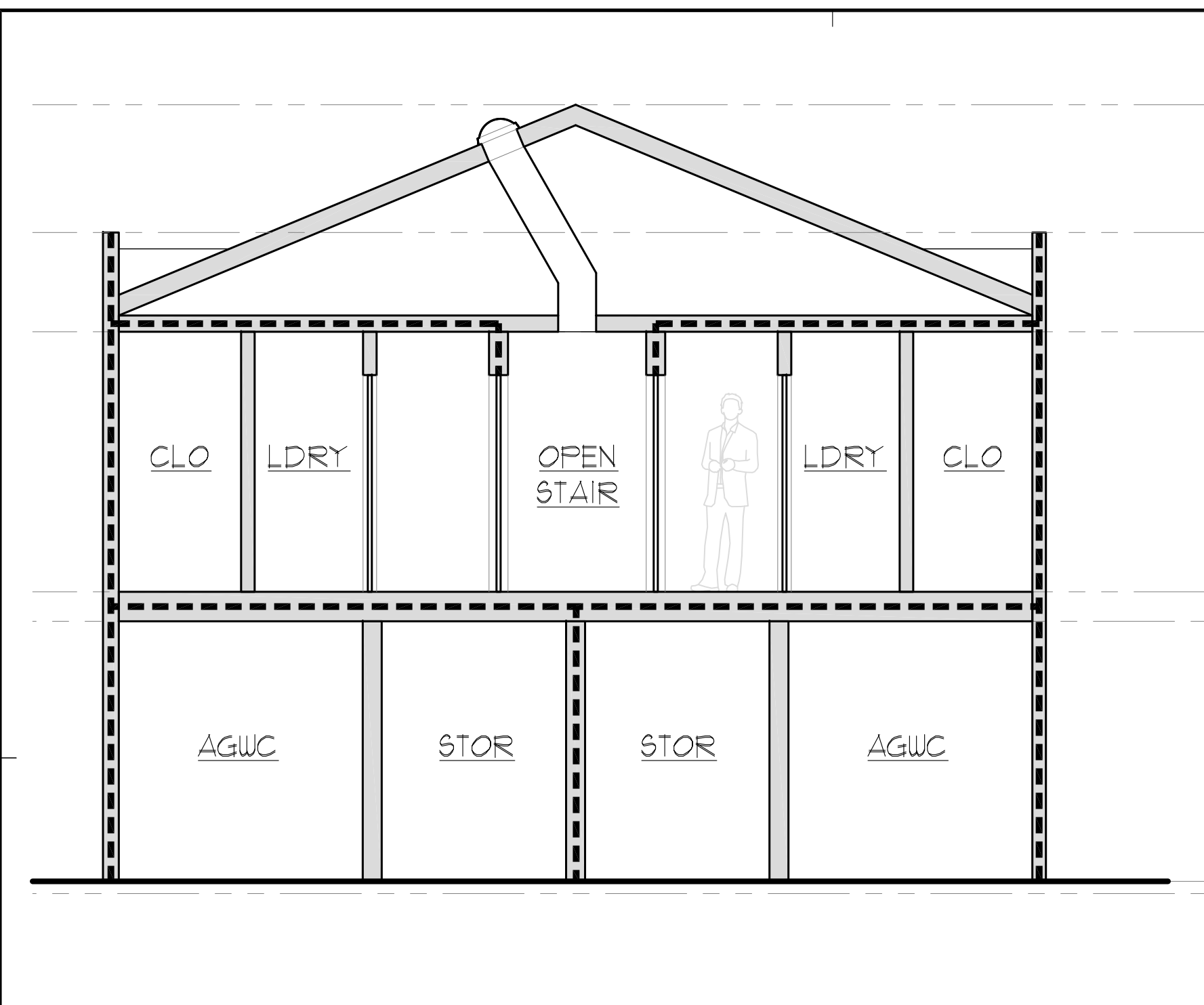
PROPOSED 1st FLOOR PLAN



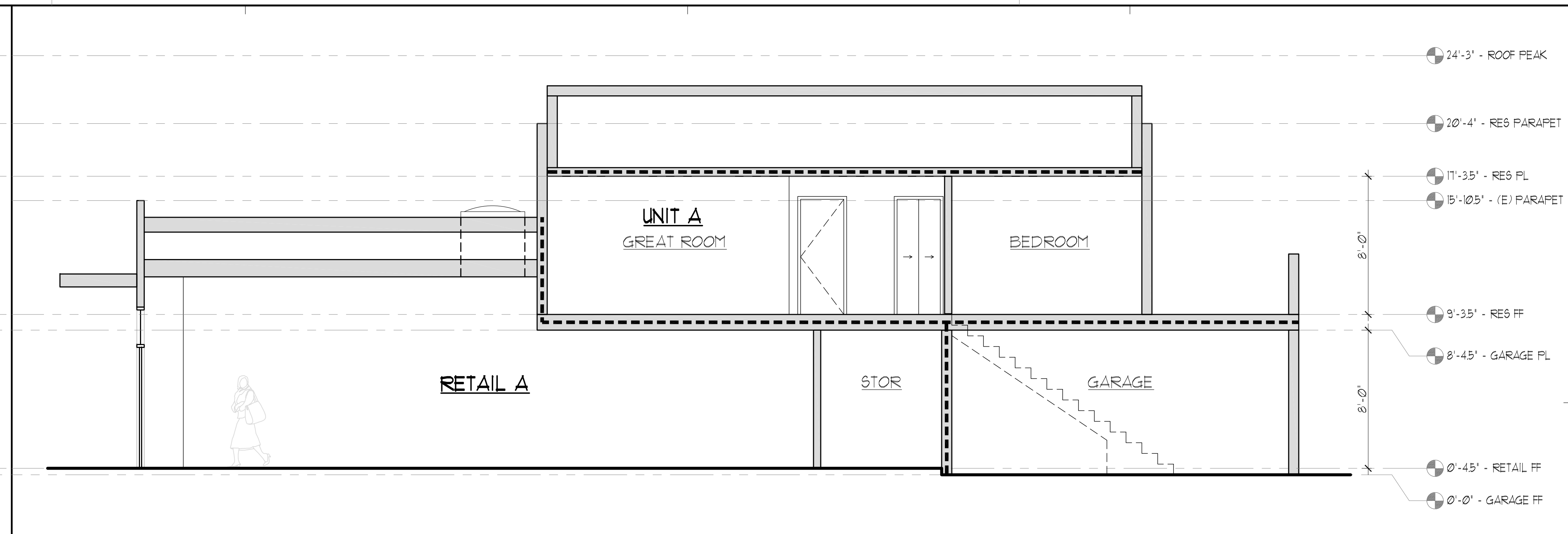
- KEY NOTES:**
- (E) AWNING. SEE EXTERIOR ELEVATIONS FOR PROPOSED IMPROVEMENTS
 - CLOSET w/ 2480 ACCESS DOOR FOR FIRE SPRINKLER RISER
 - CLOSET w/ 2480 ACCESS DOOR FOR ELEC METERS
 - LOCATION FOR GARBAGE & RECYCLING BINS
 - RECESSED LED CAN LIGHT, SEE A5.1, TYP OF 4
 - LED SCONCE LIGHT, SEE A5.1, TYP OF 9

- KEY NOTES & LEGEND**
- 2 KEY NOTE TAGS - SEE KEY NOTES THIS SHEET
 - ONE-HOUR FIRE RATED WALL, 5/8" TYPE-X GYP BD, MUD & FIRE TAPE (CBC TABLE 1020.1)
 - 8'-0" FINISHED CEILING HEIGHT
 - NEW WALLS, 1/2-HOUR FIRE RATED, PROVIDE SOUND INSULATION AND 5/8" GYP BD BOTH SIDES (CBC 1003.2)- SEE SHEET A8.2
 - (E) WALLS TO REMAIN

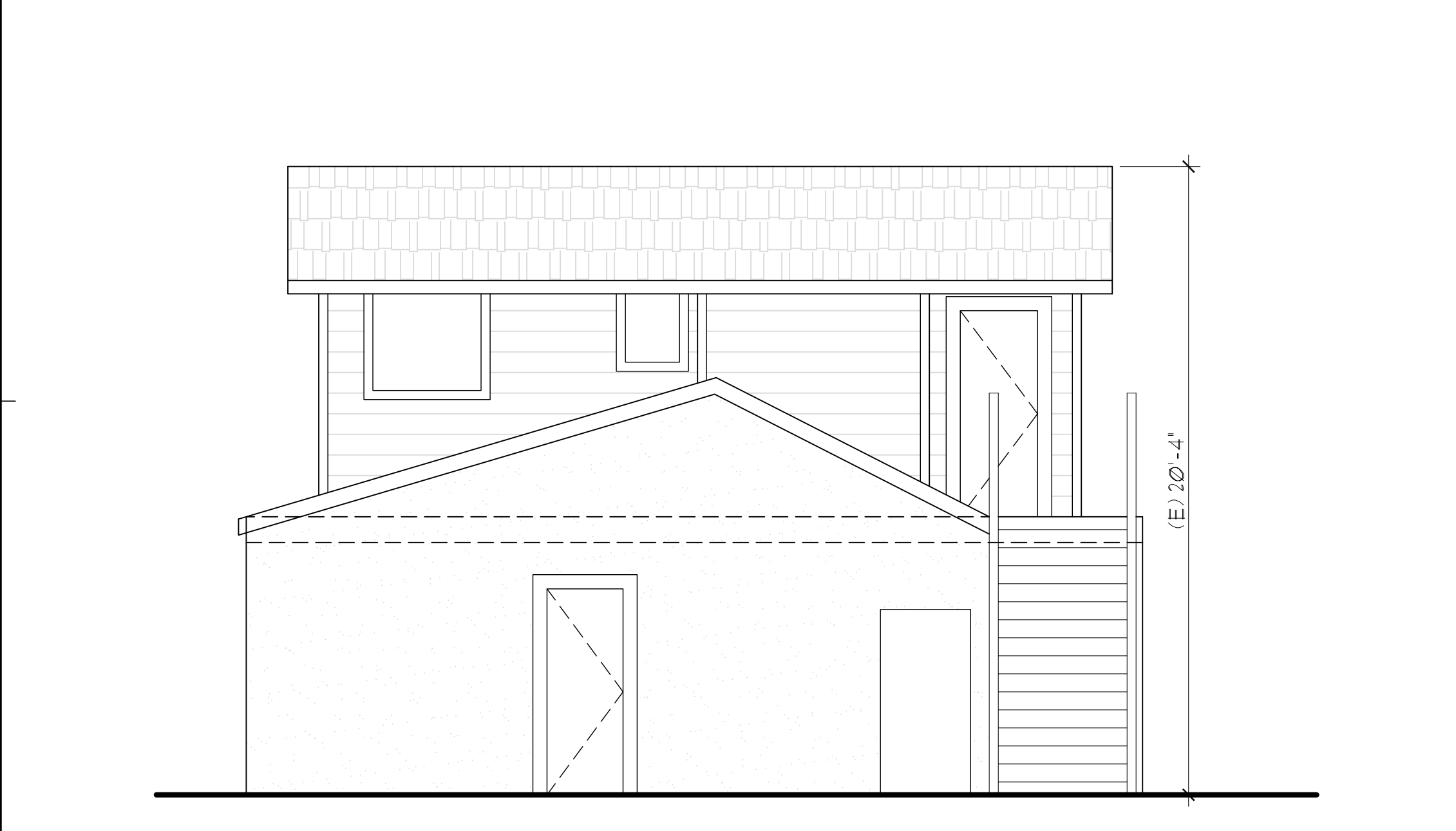
KEY NOTES & LEGEND



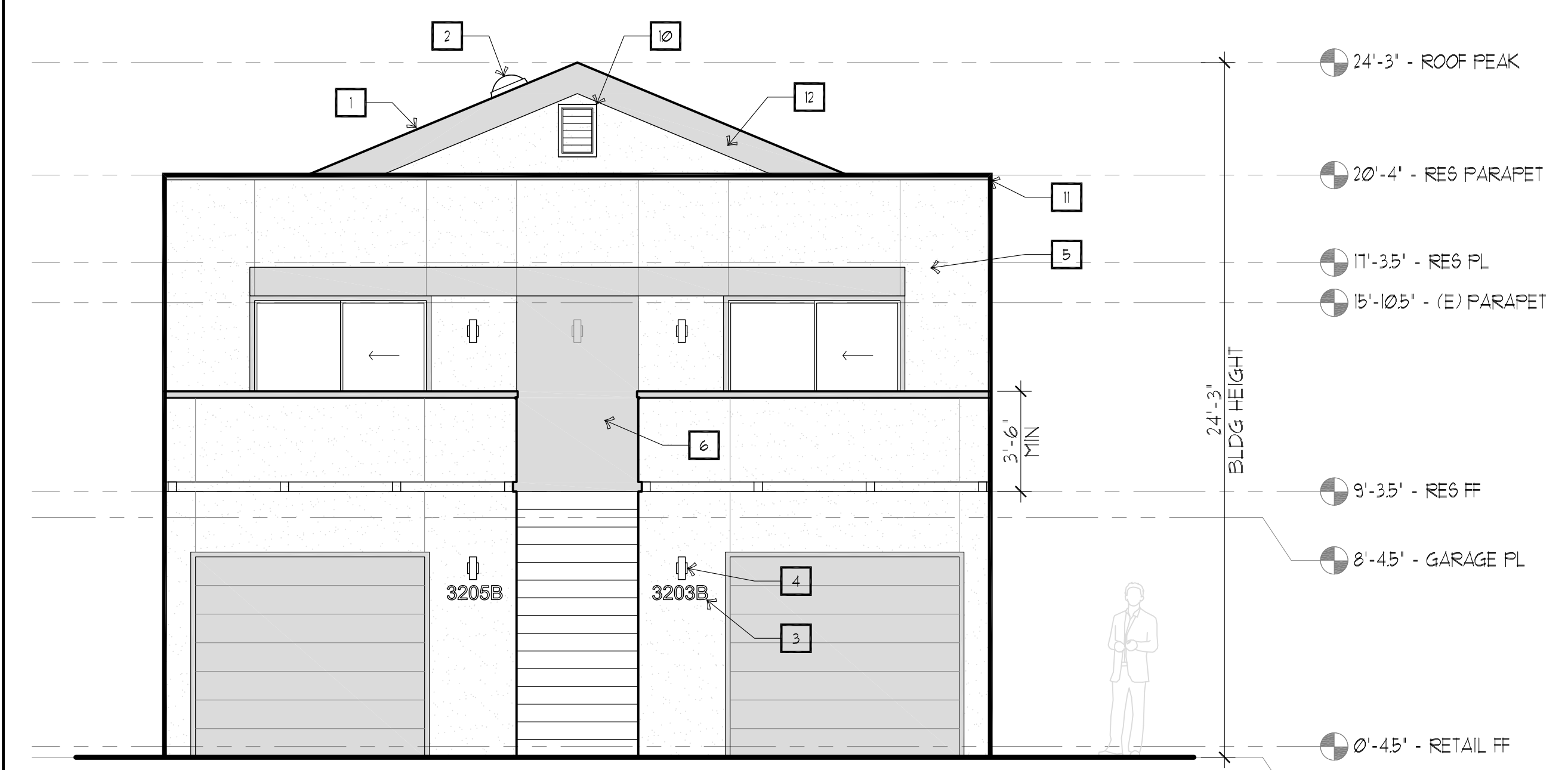
PROPOSED BLDG SECTION (WEST-EAST) 1/4"=1'-0" Q



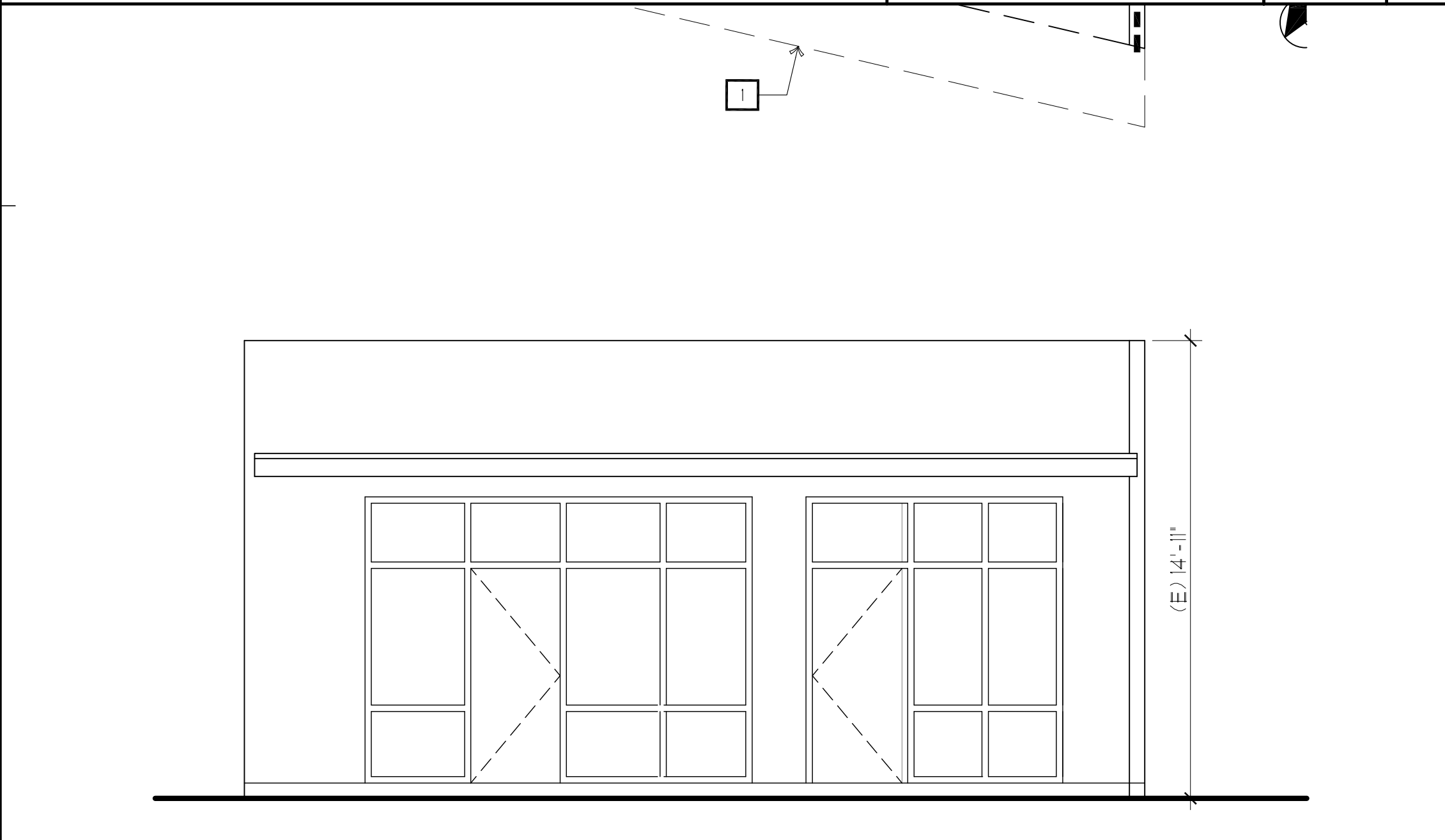
PROPOSED BUILDING SECTION (SOUTH-NORTH) 1/4"=1'-0" C



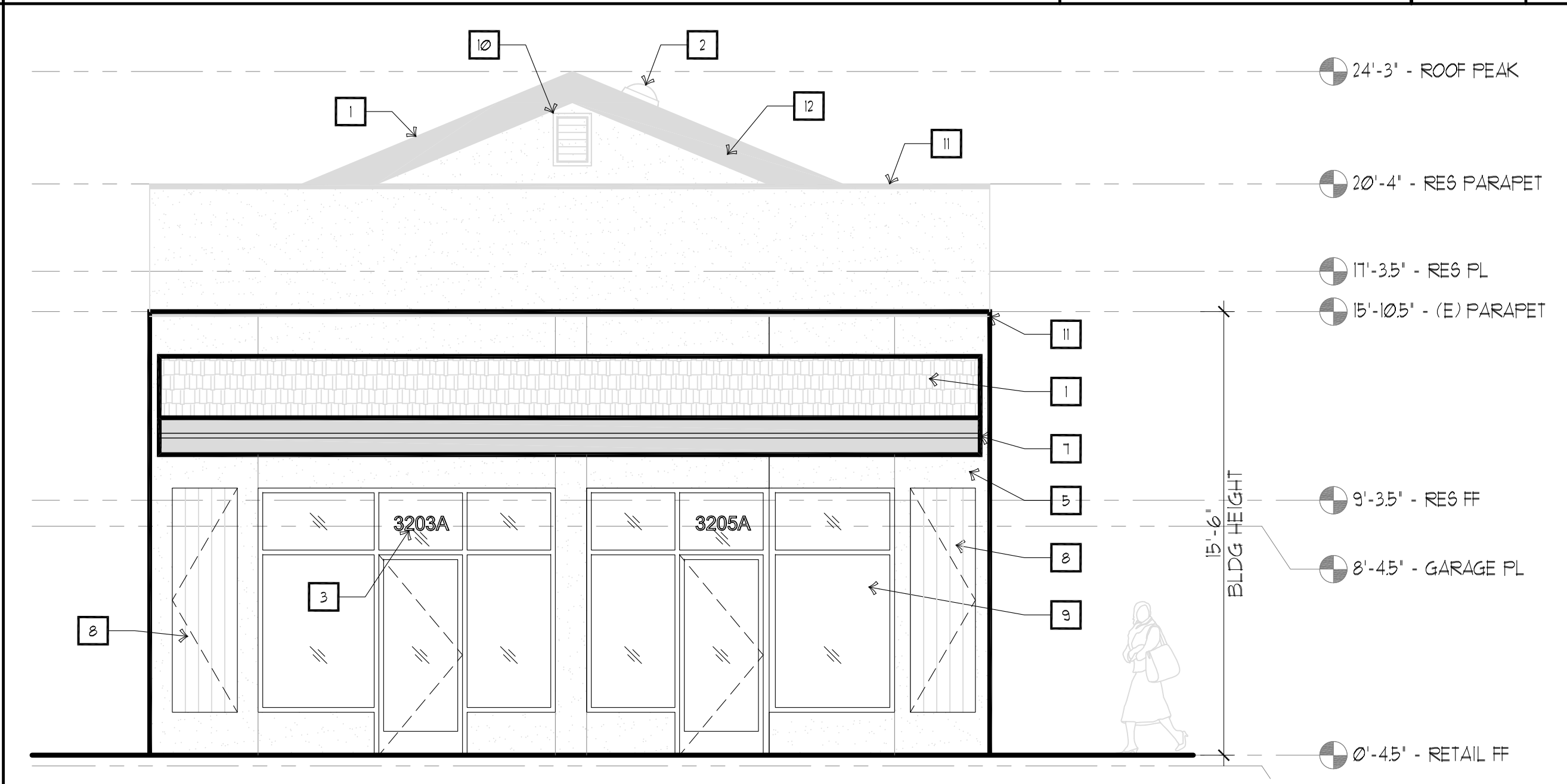
(E) REAR ELEVATION (NORTH) 1/4"=1'-0" P



PROPOSED REAR ELEVATION (NORTH) 1/4"=1'-0" F



(E) MIDDLEFIELD ELEVATION (SOUTH) 1/4"=1'-0" N



PROPOSED MIDDLEFIELD ELEVATION 1/4"=1'-0" E

KEY NOTES:

1. COMPOSITION ASPHALT SHINGLES, MINIMUM CLASS B
2. 14' SOLATUBE, TYP. OF 4
3. 6" TALL ADDRESS TILES
4. LED SCONCE LIGHT, SEE A51, TYP OF 9
5. CEMENT PLASTER, PROVIDE CONTROL JOINTS AS INDICATED ON EXT ELEVS
6. CEMENT PLASTER, ACCENT COLOR
7. (E) MTL AWNING TO REMAIN, PAINT TO MATCH CEMENT PLASTER. PROVIDE 3 RECESSED LIGHTS TO ILLUMINATE STOREFRONTS AND SIDEWALK.
8. WOOD PANEL TO COVER ELEC METER CLOSET, PAINT TO MATCH CEMENT PLASTER. 5/16" FOR FS CLOSET
9. (N) STOREFRONT DOORS 4 WINDOWS, DARK BRONZE FINISH
10. 12x18 GABLE VENT, PAINT TO MATCH CEMENT PLASTER
11. METAL FLASHING, DARK BRONZE FINISH
12. FASCIA

COLOR 4 FINISH NOTES: SEE NEXT SHEET.

LEGEND:

- (B) DOOR TAGS - SEE DOOR 4 HARDWARE SCHEDULE
- (2) KEY NOTE TAGS - SEE KEY NOTES 4 LEGEND THIS SHEET
- (W) WINDOW TAGS - SEE WINDOW SCHEDULE
- ONE-HOUR RATED WALL, 5/8" TYPE-X GYP BD, FIRE TAPE
- TWO HOUR WALL @ ELEVATOR SHAFT 4 STAIRS 2 LAYERS 5/8" TYPE-X GYP BD, EA SIDE, MUD 4 FIRE TAPE
- (0'-0") FINISHED CEILING HEIGHT
- (E) WALLS TO REMAIN
- NEW WALLS

KEY NOTES & LEGEND A

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SHEET TITLE:
 EXTERIOR ELEVATIONS
 BUILDING SECTIONS

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A5.0

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