



Architectural Review Board

Staff Report

Agenda Date: January 17, 2013

To: Architectural Review Board

From: Margaret Netto

**Department: Planning and
Community Environment**

Subject: 145 Hawthorne Avenue [12PLN-00072]: Request by Zach Trailer for Architectural Review of the construction of three detached residential units on a 10,503 sq. ft. lot. Zone District: RM-15. Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332.

RECOMMENDATION

Staff recommends the Architectural Review Board (ARB) recommend approval of the proposed project based upon the findings contained in Attachment A and conditions of approval contained in Attachment B.

BACKGROUND

Previous ARB Review

On December 6, 2012, the Architectural Review Board conducted the first major review of the project application. There were no public speakers. The ARB was supportive of the project, but continued the item to January 17, 2013 public hearing, requesting the applicant provide the following items and plan revisions:

- Lighting detail cut sheets;
- Landscape Plan;
- Fence details;
- Rafter tail details;
- Trash receptacle location;
- Downspout location shown on elevations;
- Removal of the copper flashing material;
- Articulation of the side elevations of Units 2 and 3;
- A view of Unit 3 from the driveway;
- Larger eaves on Unit 3;
- Contextual elevations of the unit; and
- Connectivity to the bike storage area.

DISCUSSION

ARB Comments

- A lighting cut sheet has been provided indicating a “pocket” up/down light fixture having a bronze finish (see Attachment G).
- The project architect has provided a landscape plan. Plan Sheet L1 shows perimeter landscaping with shrubs, groundcover and vines. A landscape buffer is shown provided between each unit and in front of each unit and pathway.
- Attachment H provides a fence detail indicating the new 4’ open rail fence, the 4’ fence and the 6’ fence with 12” open rail slats.
- Attachment I provides rafter design details.
- The site plan indicates the trash receptacle location behind the units on the south property line.
- Plan Sheets A4, A6, and A8 indicates the downspout location on all elevations.
- The copper flashing has been eliminated from the project design and replaced with painted galvanized sheet metal.
- Additional windows and horizontal wood siding have been added to Units 2 and 3, breaking up the blank wall space, adding articulation to the elevation (see Sheet A6, A8). Windows have also been added to Unit 1 (see Sheet A4).
- Attachment J provides a rendering of Unit 3 from the driveway.
- Plan Sheet A8 indicates a larger, 6” lower roof rake eave on Unit 3.
- Plan Sheet A9 provides contextual elevations of the units.
- The plans indicate the elimination of the single step from the bike storage area and provision of a path to the area.

The applicant has addressed the ARB concerns; therefore, Staff recommends approval of the project as revised.

ATTACHMENTS

Attachment A:	Findings for Approval Including Context Based Design Findings
Attachment B:	Conditions of Approval
Attachment C:	Applicant’s project description
Attachment D:	Zoning Compliance Table
Attachment E:	Comprehensive Plan Table
Attachment F:	ARB Staff Report dated 12-06-12
Attachment G:	Lighting cut sheet
Attachment H:	Fence detail
Attachment I:	Eve detail
Attachment J:	Unit 3 driveway view rendering
Attachment K:	Project Plans (Board Members Only)

COURTESY COPIES

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Reviewed by: Amy French, AICP, Chief Planning Official

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ATTACHMENT A
CONTEXT-BASED DESIGN CONSIDERATIONS/FINDINGS

145 Hawthorne Avenue
12PLN-00072

Pursuant to PAMC 18.13.060(b), in addition to the findings for Architectural Review contained in PAMC 18.76.020(d) 'Multiple Family Context-Based Design Criteria,' the following additional findings have been made in the affirmative:

- 1) Massing and Building Facades: Massing and building facades shall be designed to create a residential scale in keeping with Palo Alto neighborhoods, and to provide a relationship with streets. This finding can be made in the affirmative in that the various rooflines, porches, and variety of siding minimize massing of the three detached residential units. Front porches help to create relationship. All exposed sides of the building units are designed with the same level of care and integrity.
- 2) Low-Density Residential Transitions: Where new projects are built abutting existing lower-scale residential development, care shall be taken to respect the scale and privacy of neighboring properties. This finding can be made in the affirmative in that a good neighbor fence, no second story balconies, high second story windows, and retaining the existing trees along the property line is used privacy screening of the neighboring properties.
- 3) Project Open Space: Private and public open space shall be provided so that it is usable for the residents and visitors of the site. This finding can be made in the affirmative in that the project incorporates large patio areas for private use. The common open space is situated in the front yard area and exceeds the required 300 square feet.
- 4) Parking Design: Parking shall be accommodated but shall not be allowed to overwhelm the character of the project or detract from the pedestrian environment. This finding can be made in the affirmative in that the majority of parking is tucked behind each unit and is not visible from the street, and does not detract from the modern style architecture of the units.
- 5) Large (multi-acre) Sites. Large (in excess of one acre) sites shall be designed so that street, block, and building patterns are consistent with those of the surrounding neighborhood. This finding is not applicable to this project since the site is approximately 10,503 square feet in area.
- 6) Housing Variety and Units on Individual Lots: Multi-family projects may include a variety of unit types such as small-lot detached units, attached rowhouses/townhouses, and cottage clusters in order to achieve variety and create

transitions to adjacent existing development. The project is consistent with this finding in that the three residential detached units are proposed in a linear configuration with the units separated by a courtyard. Each of the units also has private porches.

- 7) Sustainability and Green Building Design. The project incorporates several items in the Build It Green Multifamily Green Point Checklist such as site orientation and south facing windows for passive solar design and high efficiency irrigation system with smart weather based controller for landscaping.

In conclusion, the proposed project at 145 Hawthorne Avenue [12PLN-00072] is consistent with the Multiple Family Context-Based Design Criteria for all of the reasons and findings specified above.

ATTACHMENT A
FINDINGS FOR ARCHITECTURAL REVIEW APPROVAL

145 Hawthorne Avenue

12PLN-00072

The design and architecture of the proposed improvements, as conditioned, complies with the Findings for Architectural Review as specified in PAMC Chapter 18.76.

- 1) The design of the proposed three-unit multi-family development is consistent and compatible with applicable elements of the City's Comprehensive Plan in that the site is designated Multiple Family Residential and the Comprehensive Plan Table indicates compliance with applicable policies.
- 2) The design is compatible with the immediate environment of the site in that the proposed building is located within a multifamily zone district where other buildings of similar size and scale are common;
- 3) The design is appropriate to the function of the project in that the design makes the most functional use possible given the narrow constraints of the 54-foot wide lot;
- 4) In areas considered by the board as having a unified design character or historical character, the design is compatible with such character. Not applicable. The area does not have a unified design character.
- 5) The design promotes harmonious transitions in scale and character in areas between different designated land uses in that the scale of the proposed project is harmonious with neighboring multifamily structures;
- 6) The design is compatible with approved improvements both on and off the site in that the proposed residential building will be compatible with the other multifamily buildings in the area;
- 7) The planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community in that the proposed design makes good use of the available space on this narrow lot, accommodating the requirements for open space, parking and sufficient vehicular access area;
- 8) The amount and arrangement of open space are appropriate to the design and the function of the structures in that ample open space is provided in the form of private patio areas for each of the three dwelling units as well as common open space along the side and rear of the property;

- 9) Sufficient ancillary functions are provided to support the main functions of the project in that the proposal includes sufficient parking and areas to accommodate trash and recycling needs of the development;
- 10) Access to the property and circulation thereon are safe and convenient for pedestrians, cyclists and vehicles in that adequate parking areas are proposed despite the narrowness of the lot;
- 11) Natural features are appropriately preserved and integrated with the project in that the proposal will ensure the preservation of one of the two city street trees at the front of the property, subject to appropriate measures for preservation of the remaining tree;
- 12) The materials, textures, colors and details of construction and plant material are appropriate expressions of the design and function in that the dwellings are in the modern style of architecture with façade materials, details and window design that are consistent with this style;
- 13) The landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment in that there is little room for plant material but plantings are placed wherever possible;
- 14) Plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety, which would tend to be drought-resistant and to reduce consumption of water in its installation and maintenance;
- 15) The project exhibits green building and sustainable design that is energy efficient, water conserving, durable and nontoxic, with high quality spaces and high recycled content materials. The design is energy efficient and incorporates renewable energy design elements including, but not limited to:
 - a. High efficiency toilets
 - b. Efficient appliances
 - c. Fire resistant roofing materials
 - d. Low-water plant materials
- 16) The design is consistent and compatible with the purpose of architectural review, which is to:
 - a. Promote orderly and harmonious development in the city;
 - b. Enhance the desirability of residence or investment in the city;
 - c. Encourage the attainment of the most desirable use of land and improvements;

- d. Enhance the desirability of living conditions upon the immediate site or in adjacent areas; and
- e. Promote visual environments which are of high aesthetic quality and variety and which, at the same time, are considerate of each other.

In conclusion, the proposed project at 145 Hawthorne Avenue [12PLN-00072] is consistent for all of the reasons and findings specified above.

ATTACHMENT B
CONDITIONS OF APPROVAL

145 Hawthorne Avenue

12PLN-000208

Planning and Environmental Division

1. The plans submitted for Building Permit shall be in substantial compliance with plans date-stamped October 16, 2012 except as modified to incorporate these conditions of approval.
2. These ARB conditions of approval shall be printed on the plans submitted for building permits.
3. The project shall incorporate permeable paving materials for the driveway and parking area.
4. The applicant is required to pay all subdivision fees, including park land dedication fees.

Utilities Electric

5. The City provides only one electric service per parcel. However, applicant has the option to have multiple electric meters.
6. If applicant decides to have one electric meter for each unit, the City will require all the three meters to be installed at one location.
7. Electric service in the proposed project area is through overhead electric distribution lines. Applicant must notify Utilities Engineering, if underground service is required. In that case Utilities may require public utility easements for installing a pad mounted transformer as well as associated substructure on the applicant's property. Detailed comments and cost estimate shall be provided when the plans are submitted to the Building Department for review and approval.
8. The applicant shall comply with all the Electric Utility Engineering Department service requirements noted during plan and building review.

Public Works Engineering

9. SUBDIVISION APPLICATION: The applicant needs to file for a Minor Subdivision Application with the Planning Department for subdividing existing parcel to three (3) new residential homes.
10. Subdivision Agreement is required to secure compliance with condition of approval and security of improvements onsite and offsite. No grading and excavation or building permits will be issued until Parcel Map is recorded with County Recorder.
11. OFFSITE IMPROVEMENTS: As part of this project, the applicant must replace the existing sidewalks, curbs, gutters, and driveway approaches in the public right-of-way along the entire frontage of the property per Public Works' latest standards and/or as instructed by the Public Works Inspector. Furthermore, the applicant shall be required to repave (grind and overlay) the full width of Hawthorne Avenue along the frontage of the property as well. The

site plan must show all the offsite improvements, but must note that any work in the right-of-way must be done per Public Works' standards by a licensed contractor who must first obtain a *Permit for Construction in the Public Right-of-Way* ("Street Work Permit") from PWE at the Development Center.

12. **STREET TREES:** The applicant may be required to replace existing and/or add new street trees in the public right-of-way along the property's frontage. Call Public Works' arborist at 650-496-5953 to arrange a site visit so he can determine what street tree work will be required for this project. The site or tree plan must show street tree work that the arborist has determined including the tree species, size, location, staking and irrigation requirements. Any removal, relocation or planting of street trees; or excavation, trenching or pavement within 10 feet of street trees must be approved by the Public Works' arborist. The plan must note that in order to do street tree work, the applicant must first obtain a *Permit for Street Tree Work in the Public Right-of-Way* ("Street Tree Permit") from Public Works' Urban Forestry.
13. **STORM WATER TREATMENT:** This project must meet the latest State Regional Water Quality Control Board's (SRWQCB) C.3 provisions. The applicant is required to satisfy all current storm water discharge regulations and shall provide calculations and documents to verify compliance. All projects that are required to treat stormwater will need to treat the permit-specified amount of storm water runoff with the following low impact development methods: rainwater harvesting and reuse, infiltration, evapotranspiration, or biotreatment. However, biotreatment (filtering stormwater through vegetation and soils before discharging to the storm drain system) will be allowed only where harvesting and reuse, infiltration and evapotranspiration are infeasible at the project site. Draft criteria for determining infeasibility have been developed and are being reviewed by Water Board staff (inquire with Public Works staff for the latest information). ***Vault-based treatment will not be allowed as a stand-alone treatment measure.*** Where stormwater harvesting and reuse, infiltration, or evapotranspiration are infeasible, vault-based treatment measures may be used in series with biotreatment, for example, to remove trash or other large solids.

Reference: Palo Alto Municipal Code Section 16.11.030(c)

The applicant must incorporate permanent storm water pollution prevention measures that treat storm water runoff prior to discharge. The prevention measures shall be reviewed by a qualified **third-party reviewer** who needs to certify that it complies with the Palo Alto Municipal Code requirements. This is required prior to the issuance of a building permit. The third-party reviewer shall be acquired by the applicant and needs to be on the Santa Clara Valley Urban Runoff Pollution Prevention Program's (Program) list of qualified consultants. (<http://www.sevurppp-w2k.com/consultants.htm>) Any consultant or contractor hired to design/and/or construct a storm water treatment system for the project cannot certify the project as a third-party reviewer.

Within 45 days of the installation of the required storm water treatment measures and prior to the issuance of an occupancy permit for the building, **third-party reviewer** shall also submit to the City a certification for approval that the project's permanent measures were constructed and installed in accordance to the approved permit drawings. The project must

also enter into a maintenance agreement with the City to guarantee the ongoing maintenance of the permanent C.3 storm water discharge compliance measures. The maintenance agreement shall be executed prior to the first building occupancy sign-off.

14. The applicant is required to paint the "No Dumping/Flows to San Francisquito Creek" logo in blue color on a white background, adjacent to all storm drain inlets. Stencils of the logo are available from the Public Works Environmental Compliance Division, which may be contacted at (650) 329-2598. A deposit may be required to secure the return of the stencil. Include the instruction to paint the logos on the construction grading and drainage plan. Include maintenance of these logos in the Hazardous Materials Management Plan, if such a plan is part of this project.
15. BEST MANAGEMENT PRACTICES (BMP's): The applicant is required to submit a conceptual site grading and drainage plan that conveys site runoff to the nearest adequate municipal storm drainage system. In order to address potential storm water quality impacts, the plan shall identify BMP's to be incorporated into the Storm Water Pollution Prevention Plan (SWPPP) that will be required for the project. The SWPPP shall include permanent BMP's to be incorporated into the project to protect storm water quality. (Resources and handouts are available from PWE. Specific reference is made to Palo Alto's companion document to "Start at the Source", entitled "Planning Your Land Development Project"). The elements of the PWE-approved conceptual grading and drainage plan shall be incorporated into the building permit plans.

The developer shall require its contractor to incorporate BMP's for storm water pollution prevention in all construction operations, in conformance with the SWPPP prepared for the project. It is unlawful to discharge any construction debris (soil, asphalt, sawcut slurry, paint, chemicals, etc.) or other waste materials into gutters or storm drains. (PAMC Chapter 16.09).

16. PROPERTY FENCE: The footing for the property perimeter fence shall not encroach into neighboring properties.
17. TRENCHING DETAIL: Include in the plans the Public Works Standard Detail Drawing #401 for trenching in the Public right-of-way.

The following comments are provided to assist the applicant at the building permit phase. You can obtain various plan set details, forms and guidelines from Public Works at the City's Development Center (285 Hamilton Avenue) or on Public Works' website: http://www.cityofpaloalto.org/depts/pwd/forms_permits.asp

Include in plans submitted for a building permit:

18. GRADING & EXCAVATION PERMIT: Since more than 10,000 square feet of the land area on the project site is being disturbed, a *Grading and Excavation Permit* needs to be obtained from PWE at the Development Center before the building permit can be issued.

Refer to the Public Works' website for "Excavation and Grading Permit Instructions." For the *Grading and Excavation Permit* application, various documents are required including a grading and drainage plan, Interim and Final erosion and sediment control, and storm water pollution prevention plan (SWPPP). Refer to our website for "Grading and Excavation Permit Application" and guidelines. Include the required documents and drawings in the building permit set drawings. Indicate the amount of soil to be cut and filled for the project.

19. GRADING AND DRAINAGE PLAN: The plan set must include a grading and drainage plan prepared by a licensed professional that includes existing and proposed spot elevations and showing drainage flows to demonstrate proper drainage of the site. Other site utilities may be shown on the grading plan for reference only, and should be so noted. No utility infrastructure should be shown inside the building footprint. Installation of these other utilities will be approved as part of a subsequent Building Permit application.
20. Site grading, excavation, and other site improvements that disturb large soil areas may only be performed during the regular construction season (from April 16 through October 15th) of each year the permit is active. The site must be stabilized to prevent soil erosion during the wet season. The wet season is defined as the period from October 15 to April 15. Methods of stabilization are to be identified within the Civil sheets of the improvement plans for approval.
21. STORM WATER POLLUTION PREVENTION: The City's full-sized "Pollution Prevention - It's Part of the Plan" sheet must be included in the plan set. Copies are available from Development Center or on our website. Also, the applicant must provide a site-specific storm water pollution control plan sheet in the plan set.
22. IMPERVIOUS SURFACE AREA: Since the project will be creating or replacing 500 square feet or more of impervious surface, the applicant shall provide calculations of the existing and proposed impervious surface areas. The calculations need to be filled out in the *Impervious Area Worksheet for Land Developments* form which is available at the Development Center or on our website, then submitted with the building permit application.
23. WORK IN THE RIGHT-OF-WAY - If any work is proposed in the public right-of-way, such as sidewalk replacement, driveway approach, curb inlet, storm water connections or utility laterals, the following note shall be included on the *Site Plan* next to the proposed work:

"Any construction within the city right-of-way must have an approved *Permit for Construction in the Public Street* prior to commencement of this work. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY."
24. LOGISTICS PLAN: The contractor must submit a logistics plan to PWE prior to commencing work that addresses all impacts to the City's right-of-way, including, but not limited to: pedestrian control, traffic control, truck routes, material deliveries, contractor's parking, concrete pours, crane lifts, work hours, noise control, dust control, storm water

pollution prevention, contractor's contact, noticing of affected businesses, and schedule of work. The plan will be part of the building permit submittal.

25. FINALIZATION OF BUILDING PERMIT: The Public Works Inspector shall sign off the building permit prior to the finalization of this permit. All off-site improvements shall be finished prior to this sign-off. Similarly, all as-builts, on-site grading, drainage and post-developments BMP's shall be completed prior to sign-off.

Fire Department

26. Install a NFPA 13-D fire sprinkler system in each unit with no exceptions allowed.
27. All addresses shall be visible from Hawthorne Avenue.

Public Works Tree Specialist

28. BUILDING PERMIT SUBMITTAL REVIEW. Prior to submittal for staff review, the plans submitted for building permit shall be reviewed by the project site arborist to verify that all the arborist's recommendations have been incorporated into the final plan set. The submittal set shall be accompanied by the project site arborist's certification letter that the plans have incorporated the following information:

- a. Final Tree Protection Report (TPR) design changes and preservation measures.
- b. Palo Alto Tree Technical Manual Standards, Section 2.00 and PAMC 8.10.080.
- c. Outstanding items. Itemized list and which plan sheet the measures are to be located.
- d. Landscape and irrigation plans are consistent with CPA Tree Technical Manual, Section 5.45 and Appendix L, Landscaping under Native Oaks and PAMC 18.40.130.

29. SITE PLAN REQUIREMENTS. The final Plans submitted for building permit shall include the following information and notes on the relevant plan sheets:

- a. Sheet T-1 Tree Protection-it's Part of the Plan
(<http://www.cityofpaloalto.org/environment/urbancanopy.asp>), Applicant shall complete the Tree Disclosure Statement. Inspections and monthly reporting by the project arborist are mandatory. (All projects: check #1; with tree preservation report: check #2-6; with landscape plan: check #7.)
- b. The Tree Preservation Report (TPR). All sheets of the TPR approved by the City, ***(Tree Protection Report dated March 22, 2012, and all Addendums)*** shall be printed on numbered Sheet T-1 (T-2, T-3, etc) and added to the sheet index.
- c. Protective Tree Fencing Type. Delineate on grading plans, irrigation plans, site plans and utility plans, Type II fencing around Street Trees and Type I fencing around Protected/Designated trees as a bold dashed line enclosing the Tree Protection Zone (per the approved Tree Preservation Report) per instructions on Detail #605, Sheet T-1, and the City Tree Technical Manual, Section 6.35-Site Plans.

- d. Site Plan Notes. Note #1. Apply to the site plan stating, "All tree protection and inspection schedule measures, design recommendations, watering and construction scheduling shall be implemented in full by owner and contractor, as stated in the Tree Protection Report on Sheet T-1 and the approved plans". Note #2. All civil plans, grading plans, irrigation plans, site plans and utility plans and relevant sheets shall include a note applying to the trees to be protected, including neighboring trees stating: "Regulated Tree--before working in this area contact the Project Site Arborist at (**Ray Morneau Arborist, 650-964-7664**),"; Note #3. "Grading/Basement/foundation plan. Soils Report and Excavation for basement construction within the TPZ of a protected tree shall specify a vertical cut (stitch piers may be necessary) in order to avoid over-excavating into the tree root zone. Any variance from this procedure requires City Arborist approval, please call (650) 329-2441." Note #4. Utility plan sheets shall include the following note: "Utility trenching shall not occur within the TPZ of the protected tree. Contractor shall be responsible for ensuring that no trenching occurs within the TPZ of the protected tree by contractors, City crews or final landscape workers. See sheet T-1 for instructions."
- e. New Street Tree Instructions. The existing London plane (PW-L2) is approved for removal and tree replacement by separate PW Street Work Permit,

30. LANDSCAPE PLANS.

- a. Provide a detailed landscape and irrigation plan for the area under the oak canopy

31. TREE PROTECTION VERIFICATION. Prior to demolition, grading or building permit issuance, a written verification from the contractor that the required protective fencing is in place shall be submitted to the Building Inspections Division. The fencing shall contain required warning sign and remain in place until final inspection of the project.

DURING CONSTRUCTION

32. EXCAVATION RESTRICTIONS APPLY (TTM, Sec. 2.20 C & D). Any approved grading, digging or trenching beneath a tree canopy shall be preformed using 'air-spade' method as a preference, with manual hand shovel as a backup. For utility trenching, including sewer line, roots exposed with diameter of 1.5 inches and greater shall remain intact and not be damaged. If directional boring method is used to tunnel beneath roots, then Table 2-1, Trenching and Tunneling Distance, shall be printed on the final plans.

33. PLAN CHANGES. Revisions and/or changes to plans before or during construction shall be reviewed and responded to by the project site arborist, (**Ray Morneau Arborist, 650-964-7664**), with written letter of acceptance before submitting the revision to the city for review.

34. CONDITIONS. All Planning Department conditions of approval for the project apply and shall be printed on the plans submitted for building permit.

35. TREE PROTECTION COMPLIANCE. The owner and contractor shall implement all protection and inspection schedule measures, design recommendations and construction scheduling as stated in the TPR, and is subject to code compliance action pursuant to PAMC

8.10.080. The required protective fencing shall remain in place until final landscaping and inspection of the project. Project arborist approval must be obtained and documented in the monthly activity report sent to the City. A mandatory Monthly Tree Activity Report shall be sent monthly to the City beginning with the initial verification approval, using the template in the Tree Technical Manual, Addendum 11.

36. TREE DAMAGE. Tree Damage, Injury Mitigation and Inspections apply to Contractor. Reporting, injury mitigation measures and arborist inspection schedule (1-5) apply pursuant to TTM, Section 2.20-2.30. Contractor shall be responsible for the repair or replacement of any publicly owned or protected trees that are damaged during the course of construction, pursuant to Title 8 of the Palo Alto Municipal Code, and city Tree Technical Manual, Section 2.25.
37. GENERAL. The following general tree preservation measures apply to all trees to be retained: No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground under and around the tree canopy area shall not be altered. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

PRIOR TO OCCUPANCY

38. TREE INSPECTION. The contractor shall call for an inspection by the Project Arborist. A final inspection and report by the project arborist shall evaluate all trees to be retained and protected, as indicated in the approved plans, the activity, health, welfare, mitigation remedies for injury, if any, and for the long term care of the trees for the new owner. The report shall provide written verification to the Planning Department that all trees, shrubs, planting and irrigation are installed and functioning as specified in the approved plans. The final arborist report shall be provided to the Planning Department prior to written request for temporary or final occupancy. The final report may be used to navigate the security guarantee return process, when applicable.
39. PLANNING INSPECTION. Prior to final sign off, contractor or owner shall contact the city planner (650-329-2441) to inspect and verify Special Conditions relating to the conditions for structures, fixtures, colors and site plan accessories.

POST CONSTRUCTION

40. MAINTENANCE. All landscape and trees shall be maintained, watered, fertilized, and pruned according to Best Management Practices-Pruning (ANSI A300-2001 or current version). Any vegetation that dies shall be replaced or failed automatic irrigation repaired by the current property owner within 30 days of discovery.

Water, Gas & Wastewater Division

PRIOR TO ISSUANCE OF DEMOLITION PERMIT

41. Prior to demolition, the applicant shall submit the existing water/wastewater fixture unit loads (and building as-built plans to verify the existing loads) to determine the capacity fee credit for the existing load. If the applicant does not submit loads and plans they may not receive credit for the existing water/wastewater fixtures.
42. The applicant shall submit a request to disconnect gas services and/or meters including a signed affidavit of vacancy. Utilities will be disconnected or removed within 10 working days after receipt of request. The demolition permit will be issued by the building inspection division after all utility services and/or meters have been disconnected and removed.

PRIOR TO SUBMITTAL FOR BUILDING PERMIT

43. The applicant shall submit a completed water-gas-wastewater service connection application - load sheet for City of Palo Alto Utilities. The applicant must provide all the information requested for utility service demands (water in fixture units/g.p.m., gas in b.t.u.p.h, and sewer in fixture units/g.p.d.).
44. The applicant shall submit improvement plans for utility construction. The plans must show the size and location of all underground utilities within the development and the public right of way including meters, backflow preventers, fire service requirements, sewer mains, sewer cleanouts, sewer lift stations and any other required utilities.
45. Utility vaults, transformers, utility cabinets, concrete bases, or other structures can not be placed over existing water, gas or wastewater mains/services. Maintain 1' horizontal clear separation from the vault/cabinet/concrete base to existing utilities as found in the field. If there is a conflict with existing utilities, Cabinets/vaults/bases shall be relocated from the plan location as needed to meet field conditions.
46. The applicant must show on the site plan the existence of any water well, or auxiliary water supply.
47. The applicant shall be responsible for installing and upgrading the existing utility services and/or mains as necessary to handle anticipated peak loads. This responsibility includes all costs associated with the design and construction for the installation/upgrade of the utility services and/or mains.
48. Sewer drainage piping serving fixtures located below the next upstream sewer main manhole cover shall be protected by an approved backwater valve per California Plumbing Code 710.0. The upstream sewer main manhole rim elevation shall be shown on the plans.
49. Flushing of any fire system to sanitary sewer shall not exceed 30 GPM. Higher flushing rates shall be diverted to a detention tank to achieve the 30 GPM flow to sewer.
50. Sewage ejector pumps shall meet the following conditions:
 - a. The pump(s) be limited to a total 100 GPM capacity or less.

- b. The sewage line changes to a 4" gravity flow line at least 20' upstream of the City clean out.
 - c. The tank and float is set up such that the pump run time not exceed 20 seconds each cycle.
51. Existing wastewater laterals that are not plastic (ABS, PVC, or PE) shall be replaced at the applicant's expense.
52. The applicant shall pay the capacity fees and connection fees associated with the installation of the new utility service/s to be installed by the City of Palo Alto Utilities. The approved relocation of services, meters, hydrants, or other facilities will be performed at the cost of the person/entity requesting the relocation.
53. Each unit shall have its own water meter located in the street planting strip and gas meter located on the front of the building closest to the street.
54. A new gas service line installation is required. Show the new gas meter location on the plans. The gas meter location must conform with utilities standard details.
55. A new sewer lateral installation is required. Show the location of the new sewer lateral on the plans
56. All existing water and wastewater services that will not be reused shall be abandoned at the main per WGW utilities procedures.
57. All utility installations shall be in accordance with the City of Palo Alto utility standards for water, gas & wastewater.

Utilities Marketing Division

58. For multi-unit projects with more than 1,500 square feet of common area landscape, the irrigation and planting plans shall conform to the City of Palo Alto's Landscape Water Efficiency Standards. Prior to the issuance of either a Building Permit or Grading Permit, all common area landscaping shall be approved by Utilities Marketing Services, a division of the Utilities Department.

Please submit the following items when applying for your Building and/or Grading Permit:

- a. Landscape Water Use Statement
- b. Water Use Calculations
- c. Irrigation Plan
- d. Grading Plan
- e. Planting Plan

All documents and information to comply with the Landscape Water Efficiency Standards can be found on the City of Palo Alto Utilities website at

www.cityofpaloalto.org/utilities. If you have any further questions, please contact Brian Ward in Utility Marketing Services at (650) 329-2251.

59. In addition to planning a sustainable and water efficient landscape, applicants must work to minimize fertilizer applications and reduce stormwater runoff. Consider the following conditions at your project site:

- a. Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration, and minimize the use of fertilizers and pesticides that can contribute to water pollution.
- b. Where feasible, landscaping shall be designed and operated to treat stormwater runoff by incorporating elements that collect, detain, and infiltrate runoff. In areas that provide detention of water, plants that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified.
- c. Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.
- d. Existing native trees, shrubs, and ground cover shall be retained and incorporated into the landscape plan to the maximum extent possible.
- e. Proper maintenance of landscaping, with minimal pesticide use, shall be the responsibility of the property owner.

For more information on minimizing pests and stormwater runoff, contact the Environmental Compliance division of the City of Palo Alto Public Works Department at (650) 329-2598 or visit their website at: <http://www.cityofpaloalto.org/depts/pwd/news/details.asp?NewsID=344&TargetID=150>

ATTACHMENT C

Chris Spaulding, Architect

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Berkeley, CA 94710
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2-16-12

Project Description – 145 Hawthorne Avenue

The proposed project consists of three detached dwellings in a contemporary style. The new site layout follows the existing condition, as having the driveway on the north side best protects the mature trees on the site and gives the best outlook from the homes (each house looks out to the north as well as to the front or back so as to be private from each other and the neighbors). The new homes have little fenestration on the south side of the 2nd floor because the multi-family units to the south are not very attractive and are very close. The new houses are more similar in style to the relatively new homes on the adjacent lot to the north.

Please review our overall concept, including the site planning and conceptual building elevations for zoning compliance and neighborhood compatibility.

ATTACHMENT D - ZONING TABLE

145 Hawthorne Avenue - 12PLN-00072

DEVELOPMENT STANDARDS FOR RM-40 ZONE DISTRICT	ZONE DISTRICT STANDARD	PROPOSED PROJECT	CONFORMANCE
Maximum Residential Density	3 units	3 units	conforms
Maximum Site Coverage (building footprint)	35% (3,676 sq. ft.)	3,333 sq. ft.	conforms
Maximum Site Coverage (covered patios & overhangs)	5% (525 sq. ft.)	258 sq. ft	conforms
Maximum Floor Area Ratio (FAR)	0.5:1 5,251 sq. ft.	5,700 sq. ft.	conforms
Minimum Site Open Space (percent)	30% (3,150 sq. ft.)	3,837 sq. ft.	conforms
Minimum Usable Open Space (200 sq. ft. per unit)	200 sq. ft. x 3 = 600 sf	1,278 sq. ft./unit ¹ (average)	conforms
Minimum Common Open Space (100 sq. ft. per unit)	100 s.f. x 3 = 300 sq. ft.	434 square feet (average)	conforms
Minimum Private Open Space (100. ft. per unit)	100 sq. ft. x 3 = 300 s.f.	843 sq. ft./ unit (average)	conforms
Building setbacks			
Front	20 feet	20 feet	conforms
Rear	10 feet	10 feet	conforms
Right Side	6 feet (lot less than 70 feet in width)	6'-6" feet	conforms
Left Side	6 feet (lot less than 70 feet in width)	6- feet	conforms
Building height	35 feet	24 feet	conforms
Right side Daylight Plane	10 ft up 45 degree angle	Conforms	conforms
Left side And Rear Daylight Planes	10ft up 45 degree angle (for the first 10 feet only due to adjacency with RM-15 zone)	Conforms	conforms
BMR units	None required		conforms

¹ Pursuant to PAMC 18.13.040(a), usable open space is included as part of minimum site open space.

ATTACHMENT E
COMPREHENSIVE PLAN TABLE
145 Hawthorne Avenue
12PLN-00072

COMPREHENSIVE PLAN POLICY	CONSISTENCY REVIEW
Policy L-12: Preserve the character of residential neighborhoods by encouraging new or remodeled structures to be compatible with the neighborhood and adjacent structures.	The proposed project is consistent in scale, density and building design with the surrounding structures that have predominantly multi-family residential uses.
Policy L-14: Design and arrange new multifamily buildings, including entries and outdoor spaces, so that each unit has a clear relationship to a public street.	Due to the narrowness of the lot it is not practical that all the units are oriented to the public street but it is important to note that the proposal does include a front entry porch.
Policy L-48: Promote high quality, creative design and site planning that is compatible with surrounding development and public spaces.	The proposed development reflects modern architecture which will be compatible with the various styles of the neighboring buildings.
Policy L-70: Enhance the appearance of streets and other public spaces by expanding and maintaining Palo Alto's street tree system.	One of the two existing street trees will be preserved and protected during construction.



Architectural Review Board

Staff Report

Agenda Date: December 6, 2012

To: Architectural Review Board

From: Margaret Netto **Department:** Planning and Community Environment

Subject: 145 Hawthorne Avenue [12PLN-00072]: Request by Zach Trailer for Architectural Review of the construction of three detached residential units on a 10,503 sq. ft. lot. Zone District: RM-15. Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332.

RECOMMENDATION

Staff recommends the Architectural Review Board (ARB) recommend approval of the proposed project based upon the findings contained in Attachment A and conditions of approval contained in Attachment B.

BACKGROUND

Previous ARB Review

On April 5, 2012, the Architectural Review Board conducted a preliminary review of the project application. There were no public speakers. The ARB was very supportive of the project, and had the following suggestions to improve the design:

- Provide deeper overhangs to create a better architectural balance;
- Provide additional useable open space in the middle unit (Unit 2).

Site Information

The 10,503 square foot (54' x 194.50') parcel is located in the RM-15 (residential multi-family) zoning district. The neighboring property to the north is comprised of a two-story detached duplex, each with a garage. The neighboring property to the south is a two-story apartment complex comprised of 16 units with covered vehicular parking spaces. The site adjacent to the rear of the subject site is a covered parking facility for the tenants of the 11-story residential condominium building at 101 Alma (a Planned Community site). The properties across Hawthorne Avenue are one-story, single family homes.

The project site contains two-story apartment units in two structures comprised of two, two-bedroom units and a one-bedroom unit. The structure in the front has two units, and the detached structure in the middle has one unit. The parking area for the tenants of the subject site is accessed off of Hawthorne Avenue and includes three uncovered and unmarked parking spaces and one carport with a storage area, located in the rear of the property. The apartment complex was constructed in 1921 and is deemed potentially eligible for the California Register of Historic Places. The site is not located in the flood zone.

PROJECT DESCRIPTION

The project is infill development on a 10,503 square foot parcel having 54 feet of street frontage. The project is the demolition of three two-story apartment units and a carport with storage area, and the construction of three detached residential units.

The three residential units are proposed in a linear configuration separated by individual unit parking spaces. Each residential unit would have approximately 1,700 square feet of living area plus a 250 square foot one-car garage and an uncovered parking space. The housing units are designed in a contemporary style. The first level of each unit would be comprised of the garage, living room, kitchen, dining area, entry room and porch. The second level would be comprised of the master bedroom, 2 bedrooms and bathrooms. Each unit would have its own private open space area. The maximum height of the townhomes would be approximately 24 feet. The new site layout follows the existing conditions by providing the driveway on the north side to protect the existing mature trees. Vehicular access to the site would be provided by Hawthorne Avenue via a 16 foot wide driveway. All utilities will be provided by the City of Palo Alto and Santa Clara Valley Water District.

The exterior walls would be finished in a combination of wood siding in accent areas and stucco walls, with clad wood frame windows, and the roofing material would be a composition shingle.. The color scheme would be medium neutral tones as a base, with deeply saturated accent colors to highlight certain areas. The wood siding would be stained a redwood cedar natural tone with light beige stucco walls.

DISCUSSION

ARB Comments

The project architect has modified the overhangs to provide deeper overhangs. The overhangs have been increased from 12" to 1'-9", except for the short rake eave segments that are 6" (the stairway roofs). The modified overhangs are appropriate to the contemporary architecture and would provide better balance. The applicant has addressed the ARB's concerns with the overhang adjustment. The middle unit (Unit 2) does not meet the useable open space requirements for the project. Increasing the useable open space area for the middle unit would move the pavement closer to the Oak tree potentially impacting the tree. Therefore, the useable space has not been increased for Unit 2.

Zoning and Comprehensive Plan Compliance

Pursuant to Palo Alto Municipal Code (PAMC) Section 18.13.040 (d), the project site is substandard because it is less than 70 feet in width. This code section indicates that substandard lots may be developed in accordance with the Village Residential development standards, or in conformance with development regulations outlined in Table 2 of PAMC Section 18.13.040 (a).

The proposed project meets zoning requirements with respect to (1) required setbacks of 6 feet for interior side yards and 20 feet setback along Hawthorne Avenue, (2) allowable site coverage of 35% (3,300 square feet proposed is 31.42% of the site), (3) maximum private open space requirement of 50 square feet per unit (provided by the porch and side yard areas), and (4) two parking spaces per unit as required by PAMC Section 18.52.040. The project meets the daylight plane requirements.

Compliance with Multiple Family Context-Based Design Criteria set forth in PAMC Chapter 18.13.060 and Performance Criteria set forth in PAMC Section 18.23 is also required. Since lots in the project vicinity are in close proximity and generally have older structures in muted colors and roof lines with softer profiles, compatibility of the proposed units with the surrounding structures is an issue. However, the duplex to the north is relatively new and would be similar in style to the project. The proposed neutral tones and roof lines are compatible with the surrounding properties.

Parcelization

No application for subdivision has been received to date. Conditions include that any Parcel Map must be recorded prior to issuance of a building permit for the project if the property is to be subdivided.

Stormwater and Street-Frontage Treatments

Public Works engineering staff seeks installation of all new sidewalk, curb, gutter driveway approach and planter strip in the public right-of-way along the property frontage per Public Works standards. One Liquidambar street tree is proposed to be removed. A tree removal permit must be obtained prior to the removal of the Liquidambar tree. Measures must be taken to preserve the remaining tree and the planting site.

The tree preservation ordinance, Palo Alto Municipal Code, Chapter 8.04 contains regulations for properties containing street trees. Conditions of ARB approval require compliance with the tree protection measures outlined in PAMC 8.04 and the *City of Palo Alto Tree Technical Manual*.

Public Works staff commented that grading will not be allowed that increases drainage onto, or blocks existing drainage from, neighboring properties. Public Works does not allow rainwater to be collected and discharged into the street gutter but encourages the developer to keep rainwater onsite as much as feasible by directing runoff to landscape and other pervious surfaces onsite. The preliminary Grading and Drainage Plan meets this requirement.

Historic Resource Evaluation

A Historic Resource Evaluation (HRE) was prepared by Garavaglia Architecture, Inc. for the proposed demolition of the residence (Attachment G). The report specifically addresses the building's eligibility for listing on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the local Palo Alto inventory. The report determined the property does not appear to qualify for listing as a historic resource on the national, state, or local levels. The secondary residential unit and detached garage on the property have no historical or architecture value and are not considered historic resources under any criterion. Staff supports the determination that the house has no potential for eligibility as an exceptional bungalow for the CRHR.

Green Building Ordinance Compliance

Attachment C briefly describes the building's proposed sustainable features, including site orientation and south facing windows for passive solar design, water efficient fixtures, and high efficiency irrigation system with smart weather based controller. Attachment F is the green point rated checklist showing greater detail of green building items. A total of 70 green point rated points are required to be verified for projects having three or more residential units. Fifty percent of the area of unconditioned garage space counts toward the area subject to green building point calculation, so an additional 864 square feet (50% of the proposed 1,758 square feet of assumed unconditioned garage area) needs to be included in the area subject to green building requirements.

Mature Tree Protection and Removal

There were concerns with the multiple mature trees located on site and proximity to the foundations and new paving. The applicant has submitted an arborist report and addendum for review that addresses site specific tree preservation guidelines (Attachment H). Additional site plan conditions have been included to prevent over excavation near the Oak trees. Five unprotected trees are proposed to be removed due to construction and health of the trees.

ENVIRONMENTAL REVIEW

Pursuant to California Environmental Quality act (CEQA), this project is Categorically Exempt under CEQA Guidelines Section 15332 (In-fill Development Projects). The proposed project would not result in any significant effects relating to traffic, noise, air quality or water quality since the project is essentially the same size as the current multi-family units.

ATTACHMENTS

Attachment A:	Findings for Approval Including Context Based Design Findings
Attachment B:	Conditions of Approval
Attachment C:	Applicant's project description
Attachment D:	Zoning Compliance Table
Attachment E:	Comprehensive Plan Table
Attachment F:	Green Point Rated Checklists
Attachment G:	Historic Resource Evaluation
Attachment H:	Arborist Report
Attachment I:	Project Plans (Board Members Only)

COURTESY COPIES

Zach Trailer, ztrailer@zachtrailer.com

Chris Spaulding, chris@csarchitect.net

Prepared By: Margaret Netto, Contract Planner

Reviewed by: Amy French, AICP, Chief Planning Official

145 HAWTHORNE

ATTACHMENT G



life AGLOW

1645BZ-ES

Atlantis



Width: 9"

Height: 5.25"

Weight: 4 lbs.

Material: Extruded Aluminum

Glass: Etched Glass Lens

Bulb: One 18w CFL GU24 (Included)

Voltage: 120v

TTO: 2.75"

Extension: 4.25"

Back Plate Height: 4.5"

Back Plate Width: 4.5"

Certification: C-US Wet Rated

UPC: 640665164541

Notes: Pocket up/down light

Notes

BRONZE FINISH



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DEC 26 2012

Department of Planning &
Community Environment

Hinkley Lighting, Inc. | 33000 Pln Oak Parkway | Avon Lake, OH 44012 | 216.671.3300 | 216.671.4537 fax
www.hinkleylighting.com | www.hinkleylandscapelighting.com | www.fredrickramond.com
www.facebook.com/hinkleylighting | www.youtube.com/hinkleylightinginc

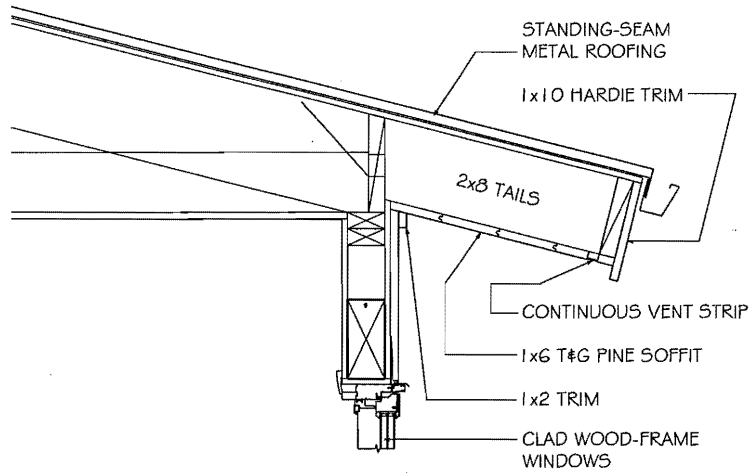
HINKLEY
LANDSCAPE

FR
FREDRICK RAMOND

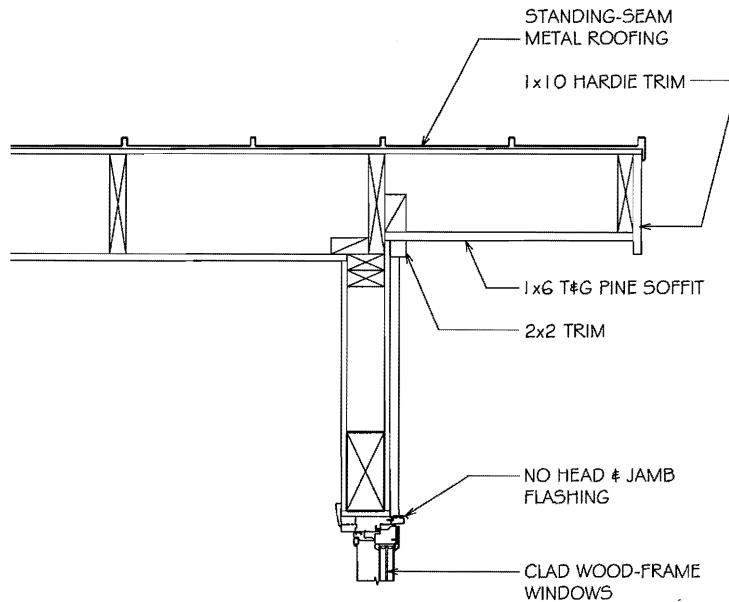
[illegible]

DATE:	1-20-2017
SCALE:	AS NOTED
DRAWN:	WICKWILL
CHECKED:	WICKWILL
APPROVED:	WICKWILL

ATTACHMENT I



1 TYPICAL EAVE
NTS

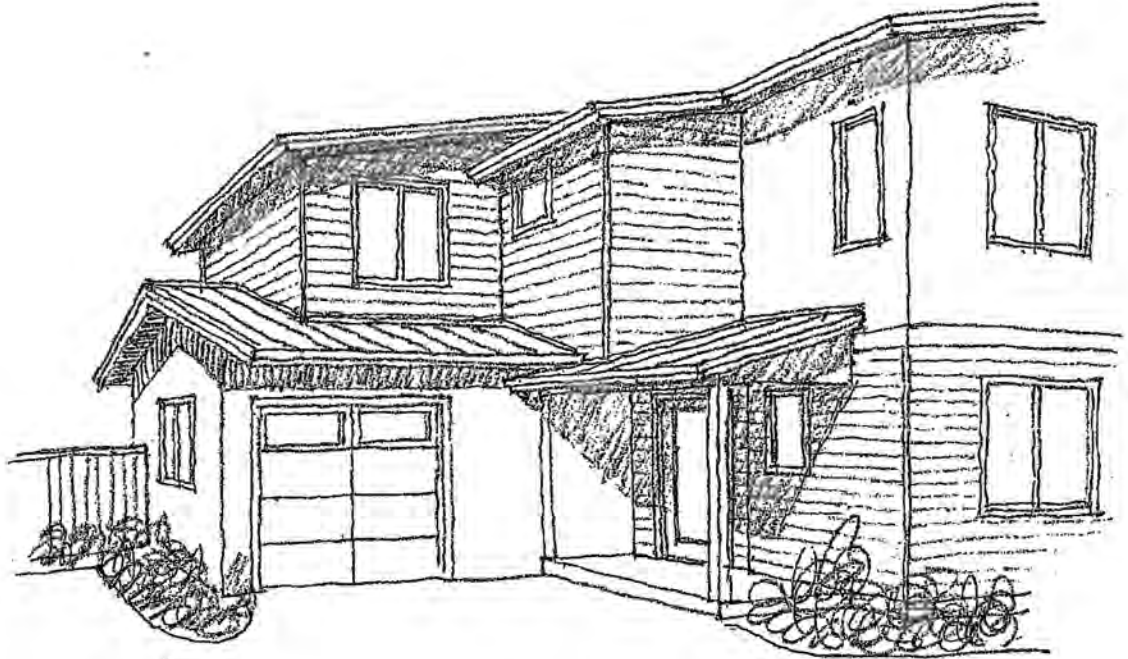


2 TYPICAL RAKE EAVE
NTS

FROM THE OFFICE OF
CHRIS SPAULDING
ARCHITECT
801 CAMELIA STREET, SUITE E
BERKELEY CA 94710

145 HAWTHORNE AVE
PALO ALTO □ CALIFORNIA

ATTACHMENT J



VIEW OF UNIT 3
FROM DRIVEWAY
145 HAWTHORNE, PALO ALTO

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DEC 26 2012

Department of Planning &
Community Environment