CITY OF PALO ALTO

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Architectural Review Board

Staff Report

Agenda Date: July 18, 2013

To: Architectural Review Board

From: Jason Nortz, Sr. Planner **Department: Planning and Community Environment**

Subject: 1601 California Avenue [13PLN-00234]: Request by Chris Wuthman of Stanford Real Estate on behalf of the Board of Trustees of Leland Stanford Jr. University for preliminary architectural review board review for the demolition of approximately 290,000 square feet of existing R&D/office space to be replaced with 180 housing units which includes 68 detached single family homes and 112 multi-family units as part of the 2005 Mayfield Development Agreement. Zone: RP(AS2)

RECOMMENDATION

Staff recommends that the Architectural Review Board (ARB) conduct a Preliminary Review of the conceptual plans for the project and provide comments on the design to staff and the applicant. No formal action may be taken at a Preliminary ARB hearing and comments made are not binding on the City or the applicant. Staff has summarized key issues to provide a framework for comments.

BACKGROUND

Mayfield Development Agreement

In 2005, the City of Palo Alto and Stanford University entered into the Mayfield Development Agreement (MDA). Under the terms of the MDA, Stanford University was to lease to the City of Palo Alto the 6-acre Mayfield site, located at the corner of Page Mill and El Camino Real, for $1 per year for 51 years. Stanford was to construct soccer fields on the Mayfield site at their expense and turn the fields over to the City upon completion, which was done in 2006. In turn, the MDA provided Stanford with vested rights to build 250 housing units on two sites in the Stanford Research Park, where R&D/office buildings exist today. Stanford was also granted the right to relocate 300,000 square feet (sf) of R&D/office space elsewhere in the Stanford Research Park, which is less than the amount of commercial area to be demolished at these two designated housing sites. In addition, the City accepted the lease of the Mayfield soccer fields as mitigation for any potential community service impacts upon the City resulting from all future development

at Stanford, as authorized by the General Use Permit, which was approved by the County of Santa Clara in December of 2000.

As required by the MDA, Stanford must submit applications for Architectural Review for at least 185 of the 250 housing units by the end of 2013. This date was selected based on the timing of the expiration of commercial ground leases on the two designated housing sites. The designated housing sites are the existing leaseholds commonly known as 2450, 2470, and 2500 El Camino Real (collectively referred to as the "El Camino Sites"), and 1451, 1501 and 1601 California Avenue (collectively referred to as the "California Sites"). All 250 housing units are planned for formal review by the ARB before the end of 2013.

For additional information regarding the MDA and associated Environmental Impact Report, the complete documents are located on the City's website at:
http://www.cityofpaloalto.org/gov/topics/projects/landuse/mayfield.asp.

Review Process

Stanford has elected to use the AS2 Alternative Development Standards (PAMC 18.60) for the California Avenue project and the standard Architectural Review process would apply to the development proposal. The AS2 development standards table [PAMC 18.60.060(A)] outlines the physical constraints for the project. The AS2 standards establish permitted residential and accessory uses, setbacks, building heights, parking ratios, design standards for residences along California Avenue, maximum floor area ratio (FAR), maximum site coverage, and minimum usable open space. The only limitation on uses is the prohibition against any age-restricted housing. At this time, the housing is anticipated to be for Stanford faculty. The MDA addresses the review process, which limits the ARB's purview to the following project elements:

- Determine whether the project complies with the AS2 development standards and Architectural Review findings; and

- Review and approve the lighting, noise levels, landscaping, and selection of the exterior materials and finishes of the buildings and other structures; and

- Review is limited to the California Avenue edge of the California Sites, and then only to the extent that the projects submitted for approval do not already:

    - "Approximate the horizontal rhythm of building-to-side yard setback and façade areas, including the relationship of first and second stories, of California Avenue residential properties; and

    - Reflect the eclectic nature of the design of residences on the north side of the street and include similar opportunities for landscaping."

Site Information

The project site is a 17 acre site located on the southwestern side of California Avenue, one parcel south of the California Avenue/Hanover Street intersection. The project site is comprised of three commercial lots (leaseholds) (1451, 1501 and 1601 California Avenue) developed with three

buildings containing a total of 290,260 square feet of floor area within one and two-story office and research and development (R&D) buildings, and including surface parking lots. The site is surrounded by a mix of residential and commercial buildings; one and two-story single family residences along California Avenue to the west (College Terrace), two-story office and R&D buildings to the east along Page Mill Road, two-story office buildings to the north along Hanover Street, and a multi-story development to the south (Peter Coutts Circle; Stanford Lands)

Project Description

The project includes the demolition of approximately 290,000 square feet of existing office and R&D buildings and the construction of 180 residential units comprised of 68 single family detached homes and 112 apartments located within two (2) three- and four-story multifamily buildings. Additionally, the project will include approximately 2,500 square feet in two shared community facilities, including a fitness area and community center, and approximately 2.67 acres in common usable open space. Infrastructure development on the 17-acre parcel will include subdivision streets, sidewalks, landscaping, storm water treatment, and underground utilities (Project Description provided as Attachment A).

Access to the interior of the development is located along California Avenue at three separate entrances. Each entrance is designed as an extension of the existing College Terrace residential streets of Amherst, Bowdoin and Columbia Streets. The streets are proposed as private streets.

All single family residences will have side-by-side, two car garages and 60 of the 68 single family residences will also have two-car driveway aprons. Multi-family residential parking spaces will be provided in a one level underground parking garage located under each multi-family residential building. Two parking spaces will be provided for each multi-family residential unit. The entire development will provide 108 visitor parking spaces located along the private interior streets within the development.

DISCUSSION

Zoning Compliance

A summary indicating the project's conformance with the Development Standards of the Alternative Standards Overlay Zone District (AS2) is provided on Sheet G.01 of the project plans (Attachment D). Staff has reviewed the zoning information provided by the applicant and has determined that the proposed project is in compliance with the applicable development standards.

Massing

The massing of the development is driven by the terms of the MDA, particularly in relation to California Avenue edge of the project and how it relates to the College Terrace residences located directly across the street from the development. This is accomplished along the California Avenue edge of the project through adherence to a 30 foot height limit combined with the required use of detached single family homes to "approximate the horizontal rhythm of building-to-side yard setback and façade areas, including the relationship of first and second stories, of California Avenue residential properties."

The project's proposed development along the California Avenue edge of the project site includes 12 detached single family homes varying in height from one to two-stories all of which are below the required 30 foot height limit. Six different architectural styles are proposed for the California Avenue homes, which will have floor areas ranging in size from 1,884 square feet to 2,719 square feet.

Landscaping

As previously mentioned, the project provides 2.67 acres of common usable open space. Common areas include a central park area, tot lot, a tree lined trail/play area, recreation courtyard (outside of the fitness center), a community pool, and separate courtyards for each multi-family building. Planter strips with tree lined sidewalks are proposed throughout the entire development. A comprehensive landscape plan, including an arborist report, will be provided as part of the formal ARB submittal.

Subdivision

Stanford plans to enter into individual ground leases for the single-family faculty housing units, therefore the plan is to submit a Tentative Subdivision Map (Tentative Map) to the PTC after the MDA-required architectural review process has been conducted by the ARB. As described above, the development's consistency with AS2 zoning, its physical appearance, lighting, noise levels and landscaping shall be addressed by the ARB before the map reaches the PTC.

City Department Comments

The plans were routed to other City departments for review and the written comments provided are included in Attachment C. Based on the preliminary plans provided to staff, no significant issues were raised in the reviews, other than the above mentioned parking evaluation.

ENVIRONMENTAL REVIEW

No environmental review is required for a Preliminary Review as it is not considered a project under the California Environmental Quality Act (CEQA).

ATTACHMENTS

Attachment A:	Project Description*
Attachment B:	Project Location Map
Attachment C:	City Department Comments
Attachment D:	Development Plans (Board Members Only)*

* Prepared by Applicant; all other attachments prepared by Staff

COURTESY COPIES

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Manager Review: Amy French, Chief Planning Official

1451 – 1601 CALIFORNIA AVENUE
ARB SUBMITTAL FOR PRELIMINARY REVIEW

PROJECT DESCRIPTION

I. PRELIMINARY REVIEW SUBMITTAL IN CONFORMANCE WITH MAYFIELD DEVELOPMENT AGREEMENT

Stanford University is pleased to submit plans for the 1451-1601 California Avenue housing development, features of which are described in Section II below. Section I outlines the process for ARB review as set forth in the Mayfield Development Agreement (MDA).

On May 24, 2005, following Planning Commission and City Council approval, after review and certification of a full Environmental Impact Report, the City of Palo Alto and Stanford University entered into the Mayfield Development Agreement. Under the MDA, Stanford has not only the vested right, but also the obligation, to construct 250 Dwelling Units on designated California Avenue and El Camino Real Housing Sites.

Pursuant to the terms of the MDA, Stanford elected the "70 BMR Unit Alternative" for the El Camino Sites, and it filed its preliminary ARB application for this project with the City of Palo Alto on April 11, 2013. Therefore, Stanford will construct, and hereby submits its preliminary ARB application for, 180 dwelling units at the California Avenue Sites. Stanford elects to develop the whole of the California Sites under the specially created AS2 Alternative Development Standards set out in the Modified 2003 Rules as provided by the MDA.

Per the MDA, the City shall limit its architectural review process and Architectural Review Approval for housing proposed for development under the Alternative Development Standards. This review allows and requires the ARB to make a recommendation, and the Planning Director to make a determination, on the following points:

- Whether the housing complies with the AS2 Alternative Development Standards
- Lighting
- Noise levels (including equipment screening)
- Landscaping (including trash enclosures)
- Exterior materials and finishes of the buildings and other structures
- Massing, roof forms, and site plans limited to the California Avenue edge of the California Sites, but only to the extent that the project(s) submitted for approval do not (1) approximate the horizontal rhythm of the building-to-side yard setback and façade areas, including the relationship of first and second stories, of California Avenue residential properties located across the street from, or in the vicinity of the California

Sites, (2) reflect the eclectic nature of the design of residences on the north side of the street and include similar opportunities for landscaping. (MDA Section 6.4.10)

Accordingly, Stanford requests that ARB's preliminary review focus on these questions in compliance with the design review plan specially tailored for this development by the MDA. A copy of the AS2 standards is attached for ease of reference.

II. PROJECT DESCRIPTION

The 1451-1601 California Avenue development (the "Upper California" development) will provide 180 dwelling units including 68 detached single family homes and 112 condominium units to be sited in two 3 and 4-story elevator-served buildings over one-level underground garages. All single family homes have side-by-side parking two-car garages, and each condominium unit has two designated parking spaces within its underground garage. The entire development includes 108 visitor parking spaces, most of which exist along the project's private interior streets. There are approximately 2.67 acres of common usable open space within the development, and associated project amenities include a Pool and connected Community Building, a Fitness Center, and two Condominium Community Rooms.

Access to the interior of the development is via three private streets from California Avenue, versus four driveways that exist today. Reference to and interaction with the residential neighborhood of College Terrace is established by locating the project's entrances as extensions of Amherst, Bowdoin, and Columbia Streets.

The massing of the development is driven by the MDA's terms, particularly in relation to the goal of establishing compatibility with the adjacent College Terrace neighborhood. This is accomplished along the development's California Avenue frontage through adherence to a 30 foot height limit combined with required use of detached single family homes to approximate the horizontal rhythm of building-to-side yard setback and façade areas, and the relationship of upper and lower stories, of California Avenue residential properties located across the street from, or in the vicinity of, the Upper California Site. To this end, the Upper California development's California Avenue frontage consists of 12 eclectically designed houses from Amherst to Dartmouth Street, the same as College Terrace across the street; includes houses of varying heights below the 30 foot limit, including several predominantly single-story houses; sizes ranging from 1884 square feet to 2719 square feet; at least six different architectural styles; rear-loaded garages as well as front-loaded garages that are both recessed and forward; front elevations that modulate back from as well as up to the required front setback; and house widths that range from 30.5 feet to 51 feet, among other things.

Defining aspects of the landscape plan are the extensive inclusion of common usable open space elements and pedestrian sidewalks with planter strips and street trees. Common open spaces for passive as well as active recreation and respite include a Central Park, Tot Lot, tree-lined Trail/Play Area, quiet Mews, Recreation Courtyard (outside of the Fitness Center), and protected Condominium Courtyards for quiet respite. Sidewalks line all of the streets of the development enabling safe and enjoyable exercise and strolling.

III. EXISTING CONDITIONS AND USES

The development site comprises 1451, 1501 and 1601 California Avenue, which are currently occupied by a total of 290,260 square feet of office and R&D buildings and surface parking lots.

A. AS2 Alternative Development Standards

1. Continuing Standards:

These continuing standards apply to the Upper California Site as a whole. The Upper California Site housing shall at all times during its development, and subsequently, be in compliance with the continuing standards.

Permitted Uses	a) Single-family, two-family, and multiple family residential uses and indoor and outdoor accessory uses customarily incidental to those uses. In the sale or rental of Required Housing, neither Stanford nor its assignees shall discriminate against households with children or on the basis of the age of renters, buyers, or occupants. b) child care center
Conditionally permitted uses	None
Below-market-rate housing	Below-market-rate units shall be provided on- or off-site as provided in the Development Agreement.
Site area, width, and depth Per individual dwelling unit, two-family unit, multiple-family residential project or individual development phase	No minimum
California Avenue frontage setback (minimum)	20 feet from the property line. a) No building element or architectural feature (excluding landscape features,) may extend or project into the setback. b) No parking may be located in the setback area. c) No frontage roads are permitted in the setback area, but roads and

	driveways generally perpendicular to California Avenue are permitted.
Upper California Site perimeter side and rear setback (applied to entire Upper California Site's outer envelope)	10 feet a) No structures or parking areas are permitted in the setback area. b) No perimeter roads or driveways are permitted in the setback area. c) The setback from the property line at Peter Coutts Hill shall be 20 feet.
Interior setbacks	None. (Minimum setbacks established by Title 24 of the California Code of Regulations, Parts 1 through 9, as adopted and modified by the City of Palo Alto on a uniform basis, shall apply.)
Building height	a) California Avenue frontage: 30 feet within 100 feet of property line, and 35 feet within the next 300 feet of the property line, measured from grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the height of the peak or highest ridge line of a pitched or hipped roof directly above point on grade from which height is being measured. b) Peter Coutts Hill frontage: 30 feet within 100 feet of the property line and 35 feet for the next 200 feet from the property line measured from grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the height of the peak or highest ridge line of a pitched or hipped roof directly above point on grade from which height is being measured. Provided, within 300 feet of the Peter Coutts property line, and 340 feet of the 1500 Page Mill property line, no

	structure shall be higher than 118 feet above sea level. c) Balance of Upper California Site: 50 feet, measured from grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the average height of the highest gable of a pitched or hipped roof. d) The height of a stepped or terraced building is the maximum height of any segment of the building. e) "Grade" shall mean the adjacent ground elevation of the finish or existing grade as of December 1, 2004, whichever is lower. Existing grade as of December 1, 2004 is presumed to be as shown on grading plans and spot elevation surveys on file with the City as of that date.
Daylight plane	None required
Multiple family design guidelines	Chapter 18.28 shall not apply.
Parking Except as otherwise provided in this chapter, parking shall be governed by Chapter 18.83 of the 2003 Rules.	2 or more bedrooms - 2.0 spaces, one of which shall be covered, which may be tandem 1 bedroom - 1. 5 spaces, one of which shall be covered Studio unit - 1 covered space Guest parking - 0.25 spaces per unit. Guest parking shall be clearly marked as reserved for guests and shall be in an area provided for guests with unrestricted access to guest parking.

	Bicycle parking and loading spaces: as required by Chapter 18.83.120 of the 2003 Rules
Streets	Interior streets may be public or private. If private, they shall be subject to a public access easement for vehicles and pedestrians.
Residences along California Avenue	Dwelling units along California Avenue shall be detached and shall reflect the eclectic nature of the design of residences on the north side of the street. Buildings shall approximate the horizontal rhythm of building-to-side yard setback and facade areas, and the relationship of upper and lower stories, of California Avenue residential properties located across the street from, or in the vicinity of the Upper California Site. The development pattern shall provide similar opportunities for landscaping. At the applicant's election, some or all buildings along California Avenue may be two stories. Automobile access may be from the rear of the dwellings.
Architectural review	City shall limit its architectural review as provided in Section 6.4.10 of the Development Agreement. No adopted local design guidelines apply to this site.

Commercial Buildings on Upper California Site on June 10, 2003	All non-residential uses shall cease and all non-residential structures be removed no later than 24 months following all Subsequent Approvals, (as defined in the Development Agreement) for all Required Housing on the Upper California Site. After that time, the Upper California Site shall be exclusively residential, with child care centers as a permitted use, unless Stanford needs to provide substitute Site for all or a portion of the Upper California Site as provided in the Development Agreement. Until that time, those non-residential structures in existence on June 10, 2003 shall be treated as permitted structures and may be used for any use permitted under the LM Limited Industrial/Research Park District under the 2003 Rules.

2. Phased Standards:

These phased standards apply to the Upper California Site as a whole. Required Housing may be developed in phases on portions of the Upper California Site; individual phases need not meet the phased standards. For example, an individual phase could have a residential density of thirty dwelling units per acre and no open space. However, when all Required Housing on the Upper California Site is complete, and after, the Upper California Site shall conform to all the phased standards. In addition, for each phase, Stanford shall demonstrate that sufficient land remains on the Upper California Site to permit it to meet the Phased Standards upon completion of the Required Housing.

C. Zoning if Alternative Site Needed

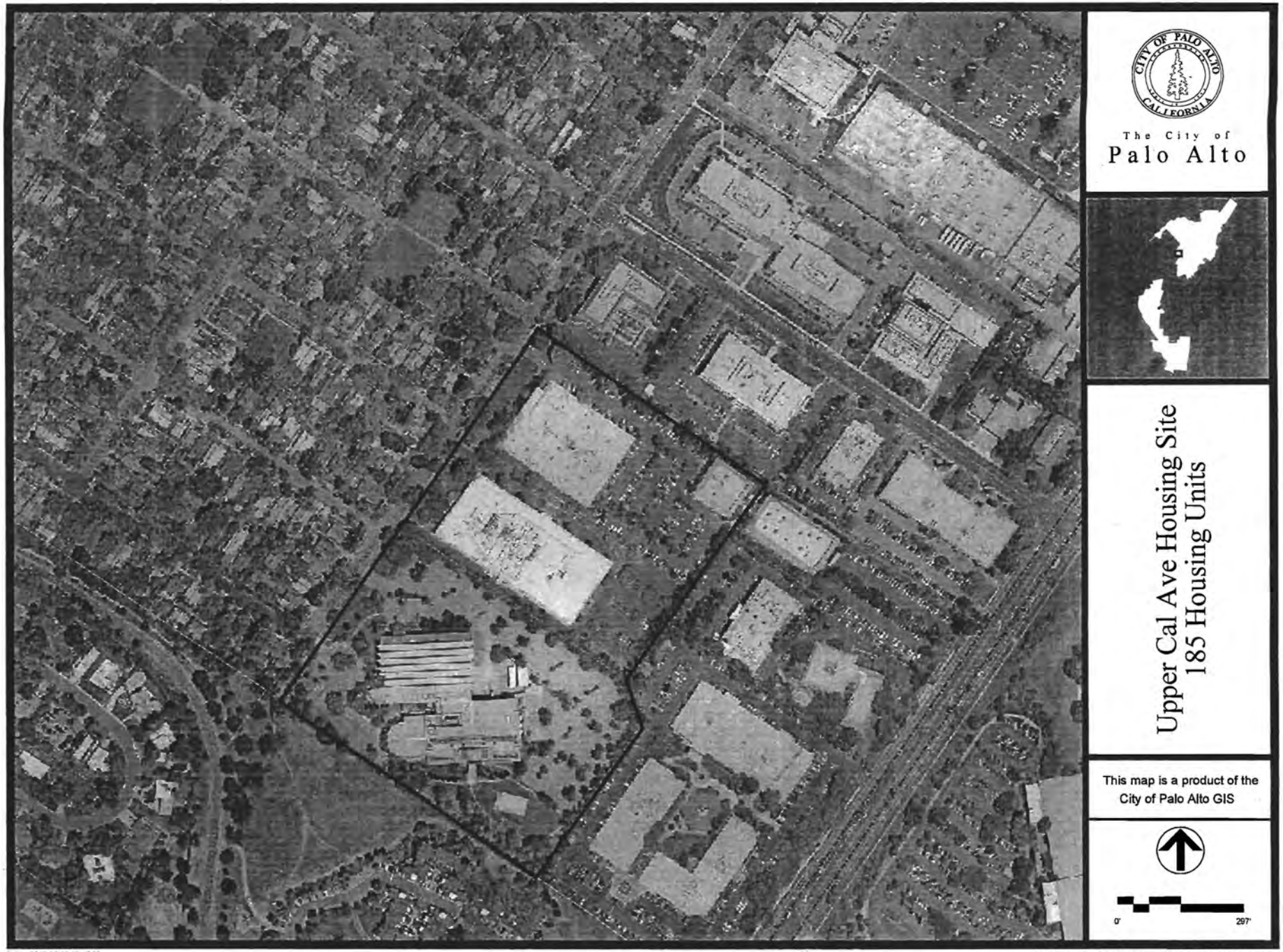
If, after a building permit for construction of an approved project under the AS2 Overlay District has been issued for any part of the Upper California Site, it is determined to be an Infeasible Site because of environmental contamination, then, under the conditions and in the manner described in Section 6.4.2 of the Development Agreement, Stanford may have the AS2 Overlay District removed from its lands and the previous zoning restored.

18.62.070 Alternative Standards Overlay District Three (AS3): Community Soccer Fields at the Mayfield Site

The purpose of this overlay district is to accommodate the development and use of a community soccer complex on land leased to the City of Palo Alto by Stanford University at the corner of El Camino Real and Page Mill Road on parcels commonly knows as 2650, 2700, and 2780 El Camino Real. The land was redistricted from RM (D) Multiple Family Residential to PF Public Facilities in connection with its acquisition for a period of fifty-one years by the City.

Modified Development Standard	
Height	Lighting standards up to seventy feet high are permitted
Fencing	Ball-control fencing up to fourteen (14) feet in height is permitted on the site.

ATTACHMENT B



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ATTACHMENT C

Fire Department Comments – 1601 California Ave. [13PLN-00234]

1. This project will need an alternate method for fire aerial ladder access and for fire hose stream access.

2. Applicant shall provide the following as mitigation:

3. For each roof section or element that is above any surface incompatible with ground ladders or higher than 30 feet above adjacent grade, a protected stair enclosure shall be provided with:

- An exterior entry directly into stairwell.
- Fire hose outlets at each floor level landing and at roof level.
- Full stair access to the roof or ship's ladder access to a hatch with minimum dimensions of 36 in. x 48 in.

CITY OF PALO ALTO
UTILITIES

CITY OF PALO ALTO UTILITIES DEPARTMENT
WATER - GAS - WASTEWATER ENGINEERING
1007 ELWELL COURT, PALO ALTO, CA 94301
MAIN PHONE: 650/566-4501; FAX: 650/566-4536

Subject Address: 1601 California Ave, Application #13PLN-234

Reviewed By: John Nguy, WGW Util. Eng. Phone: **650/566-4523**

Reviewed date: July 9, 2013

WATER, GAS & WASTEWATER UTILITIES DEPARTMENT PLAN REVIEW COMMENTS

PRIOR TO ISSUANCE OF DEMOLITION PERMIT

1. 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.

2. The applicant shall submit a request to disconnect all utility 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.

FOR BUILDING PERMIT

3. The applicant shall submit separate completed water-gas-wastewater service connection applications - load sheets for City of Palo Alto Utilities for eachresidential unit or place of business. 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.). The applicant shall provide the existing (prior) loads, the new loads, and the combined/total loads (the new loads plus any existing loads to remain).

4. The applicant shall submit improvement plans for utility constructon. 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 otherrequired utilities. Plans for new wastewater laterals and mains need to include new wastewater pipe profiles showing existing potentially conflicting utilities especially storm drain pipes, electric and communication duct banks. **Existing duct banks need to be daylighted by potholing to the bottom of the ductbank to verify cross section prior to plan approval and**

starting lateral installation. Plans for new storm drain mains and laterals need to include profiles showing existing potential conflicts with sewer, water and gas.

5. The applicant must show on the site plan the existence of any auxiliary water supply, (i.e. water well, gray water, recycled water, rain catchment, water storage tank, etc).

6. The applicant shall be responsible for installing and upgrading the existing utility mains and/or services 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 mains and/or services.

7. The applicant's engineer shall submit flow calculations and system capacity study showing that the on-site and off-site water and sanitary sewer mains and services will provide the domestic, irrigation, fire flows, and wastewater capacity needed to service the development and adjacent properties during anticipated peak flow demands. Field testing may be required to determined current flows and water pressures on existing mains. Calculations must be signed and stamped by a registered civil engineer.

8. The applicant is required to perform, at his/her expense, a flow monitoring study of the existing sewer main to determine the remaining capacity. The report must include existing peak flows or depth of flow based on a minimum monitoring period of seven continuous days or as determined by the senior wastewater engineer. The study shall meet the requirements and the approval of the WGW engineering section. No downstream overloading of existing sewer main will be permitted.

9. For contractor installed water and wastewater mains or services, the applicant shall submit to the WGW engineering section of the Utilities Department digital plans and **four** copies of the installation of public water, gas and wastewater utilities improvement plans (the portion to be owned and maintained by the City) in accordance with the utilities department design criteria. All utility work within the public right-of-way shall be clearly shown on the plans that are prepared, signed and stamped by a registered civil engineer. The contractor shall also submit a complete schedule of work, method of construction and the manufacture's literature on the materials to be used for approval by the utilities engineering section. The applicant's contractor will not be allowed to begin work until the improvement plan and other submittals have been approved by the water, gas and wastewater engineering section. After the work is complete but prior to sign off, the applicant shall provide record drawings (as-builts) of the contractor installed water and wastewater mains and services per City of Palo Alto Utilities record drawing procedures. For projects that take more than one month to complete, the applicant shall provide progress record drawings of work completed on a monthly basis.

10. An approved reduced pressure principle assembly (RPPA backflow preventer device) is required for all existing and new commercial or multifamily water connections from Palo Alto Utilities to comply with requirements of California administrative code, title 17, sections 7583 through 7605 inclusive. The RPPA shall be installed on the owner's property and directly behind the water meter within 5 feet of the property line per the CPAU WGW Standards. RPPA's for domestic service shall be lead free. **Show the location of the RPPA on the plans**

11. An approved double check assembly (DCA) shall be installed for water connections to

single family residencies that are fire sprinklered. Double check assemblies shall be installed on the owner's property and directly behind the water meter within 5 feet of the property line per the CPAU WGW Standards. DCAs for domestic service shall be lead free. **Show the location of the DCAs on the plans**

12. An approved reduced pressure detector assembly is required for existing or new dedicated water connections for fire systems to comply with requirements of California administrative code, title 17, sections 7583 through 7605 inclusive. Reduced pressure detector assemblies shall be installed on the owner's property adjacent to the property line, within 5' of the property line per the CPAU WGW Standards. **Show the location of reduced pressure detector assemblies on the plans.**

13. All backflow preventer devices shall be approved by the WGW engineering division. Inspection by the utilities cross connection inspector is required for the supply pipe between the meter and the assembly.

14. Existing wastewater laterals that are not plastic (ABS, PVC, or PE) must be abandoned per the latest WGW Utility Standards.

15. Existing water services (including fire services) that are not a currently standard material must be abandoned per the latest WGW Utility Standards.

16. The applicant shall pay the capacity fees and connection fees associated with new utility service/s or added demand on existing services. The approved relocation of services, meters, hydrants, or other facilities will be performed at the cost of the person/entity requesting the relocation.

17. Each residential unit or place of business shall have its own water and gas meter shown on the plans. Each parcel shall have its own water service, gas service and sewer lateral connection shown on the plans.

18. Onsite public water mains will be 8" diameter minimum limited to the one loop through the property and will require a minimum 20' wide public utility easement with limited street parking (where not in a public ROW). All city owned water meters shall be within the public ROW or a public utility easement outside of the paved street surface (locate in the sidewalk or planting strip). All other onsite water lines downstream of the City water meter shall be private water lines and shall be designated as such on the plans. **No dead end water lines will be allowed on the public water main except short runs ending at a fire hydrant.**

19. Public water mains shall have a minimum of 10' clear distance from the parallel running sanitary sewer lines and 4' minimum from the storm and as specified by the state health code. Where the public water lines cross storm or sanitary sewer lines the state health code separation and material requirements shall be adhered to. **Onsite public water mains shall be 5' minimum from the edge of the easement.**

20. A separate water meter(s) and backflow preventer(s) is required to irrigate the approved landscape for non-single family home landscaping areas in excess of 1,500 SF (including tree canopies). Show the location of the irrigation meter(s) on the plans. This meter shall be designated as an irrigation account an no other water service will be billed on the

account. The irrigation and landscape plans submitted with the applicaton for a grading or building permit shall conform to the City of Palo Alto water efficiency standards.

21. New water service line installations for domestic usage are required. Water meters 2" and smaller shall be located in the public right of way or PUE per the CPA WGW Utilities Standards. Show the location of the new water services and meters on the plans.

22. New water service line installations for fire system usage are required. Show the location of the new fire services on the plans. The applicant shall provide to the engineering department a copy of the plans for fire systems including all fire department's requirements.

23. Onsite public gas mains will be limited to one loop through the property in private/public streets in the same 20' easement with the water main or a dedicated minimum 10' public utility gas easement. **Show the gas and electric/comm on the Civil Utility plans, so the City can evaluate spacing and placement.**

24. Gas mains will follow a straight route through the development and be within 3 of the curbline. Gas mains shall be in a separate trench (gas is not allowed in a joint trench). A separate gas service is required for each building. Gas meters shall be ganged atone location for each separate multiunit building per the WGW Utility Standards

25. Show the new gas meter locations on the plans. The gas meter locations must meet the WGW Utility Standards. The City of Palo Alto normal service pressure is 7" WC (.25 PSI). Increased pressure must be requested in writing and is only provided ifthe houseline size calculates out at greater than 2" diameter for domestic (note: domestic can only be increased to 14" WC max.) and greater than 4" diameter for commercial at standard houseline pressure (7" WC) or the appliance requires increased pressure at the inlet. Further, due to meter limitations there must a minimum of 800 CFH demand for pressures greater than 14" WC. The only available pressure increments above 7" WC are 14" WC (1/2 psi), 1#, 2# and 5# after approval. Pressures in excess of 14"WC, will require testing the house piping at not less than 60 psig for not less than 30 minutes per the California Plumbing Code section 1204.3.2, witnessed by Palo Alto Building Inspection. The City of Palo Alto will not provide increased pressure just tosave contractor money on the houseline construction. Requests to increase the pressure will be evaluated with the following submittals: The manufacturer's literature for the equipment requiring increased pressure; the specific pressure you are requesting; the gas load; and the length of house gas piping from the gas meter to where the gas houseline starts branching off.

26. The applicant shall create a separate detailed public mains and services gas plan under the direction of CPAU. The applicant shall supply CPAU with an AutoCAD copy of the approved gas plan.

27. New sewer lateral installations are required. Show the location of the new sewer laterals on the plans. Sanitary sewer mains and laterals on private streets are to be privately owned and maintained and shall be designated as such on the plans. The Cities responsibility for wastewater will start at a cleanout where the onsite wastewater system enters the public street right of way (this shall be included in the CCRs)

28. The applicant shall secure a public utilities easement for facilities installed in private property. The applicant's engineer shall obtain, prepare, record with the county of Santa Clara, and provide the utilities engineering section with copies of the public utilities easement across the adjacent parcels as is necessary to serve the development.

29. Where public mains are installed in private streets/PUEs for condominium and town home projects the CC&Rs and final map shall include the statement: *"Public Utility Easements: If the City's reasonable use of the Public Utility Easements, which are shown as P.U.E on the Map, results in any damage to the Common Area, then it shall be the responsibility of the Association, and not of the City, to Restore the affected portion(s) of the Common Area. This Section may not be amended without the prior written consent of the City".*

30. All existing water and wastewater services that will not be reused shall be abandoned at the main per WGW utilties procedures.

31. Flushing of the fire system to sanitary sewershall not exceed 30 GPM. Higher flushing rates shall be diverted to a detention tank to achieve the 30 GPM flow to sewer.

32. Sewage ejector pumps shall meet the following conditions:

    1. The pump(s) shall be limited to a total 100 GPM capacity or
    2. The sewage line changes to a 4" gravity flow line at least 20' from the City clean out.
    3. The tank and float is set up such that the pump run time not exceed 20 seconds each cycle.

33. 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/vauts/bases shall be relocated from the plan location as needed to meet field conditions. Trees may not be planted within 10 feet of existing water, gas or wastewater mains/services or meters. New water, gas or wastewater services/meters may not be installed within 10' or existing trees. Maintain 10' between new trees and new water, gas and wastewater services/mains/meters.

34. To install new gas service by directional boring, the applicant is required to have a sewer cleanout at the front of the building. This cleanout is required so the sewer lateral can be videoed for verification of no damage after the gas service is installed by directional boring.

35. All utility installations shall be in accordance with the City of Palo Alto utility standards for water, gas & wastewater.

CITY OF PALO ALTO

Public Works Department
Environmental Services Division
Zero Waste / Solid Waste Group

PROJECT REVIEW COMMENTS

Date: June 28, 2013
To: Jason Nortz
From: Matthew Krupp, Administrator, Zero Waste / Solid Waste
Phone: (650) 496-5958

Application Number: 13PLN--00234
Company Name Stanford Real Estate
Project Address: 1601 California Av
Palo Alto, CA

We have reviewed the preliminary plans for this project. By complying with the following ordinances and recommendations, this development proposal will help Palo Alto achieve its Zero Waste goals reducing materials sent to landfills, maximizing recycling, and lowering the communities' greenhouse gas emissions while ensuring quality garbage, recycling, and compostables service. Please note the following issues must be addressed in building plans prior to final approval by this department:

General Comments:

- Service Levels for each multifamily building Garbage – 3-yard bin, Recycling – 4-yard bin, Compostables – 2-yard bin.

PAMC 18.23.020 Trash Disposal and Recycling

(A) Assure that development provides adequate and accessible interior areas or exterior enclosures for the storage of trash and recyclable materials in appropriate containers, and that trash disposal and recycling areas are located as far from abutting residences as is reasonably possible. (B) Requirements: (i) Trash disposal and recyclable areas shall be accessible to all residents or users of the property. (ii) Recycling facilities shall be located, sized, and designed to encourage and facilitate convenient use. (iii) Trash disposal and recyclable areas shall be screened from public view by masonry or other opaque and durable material, and shall be enclosed and covered. Gates or other controlled access shall be provided where feasible. Chain link enclosures are strongly discouraged. (iv) Trash disposal and recycling structures shall be architecturally compatible with the design of the project. (v) The design, construction and accessibility of recycling areas and enclosures shall be subject to approval by the architectural review board, in accordance with design guidelines adopted by that board and approved by the city council pursuant to Section 18.76.020.

Garbage, Recycling, and Yard Waste/Compostables cart/binlocation and sizing

Multi-Family Residential
The proposed multi-family development must follow the requirements for recycling container space. All residential developments, where central garbage, recycling, and compostables containers will serve five or more dwelling units, must have space for the storage and collection of recyclables and compostables. This includes the provision of recycling chutes and the placement of compostables collection where garbage chutes are provided. Project plans must show the placement of recycling and compostables containers, for example, within the details of the solid waste enclosures.

- Enclosure and access should be designed for equal access to all three waste streams – garbage, recycling, and compostables.
- Collection cannot be performed in underground. Underground bins locations require a minimum of 77" of vertical clearance. Pull out charges will apply. In instances where push services are not available (e.g., hauler driver cannot push containers up or down ramps), the property owner will be responsible for placing solid waste containers in an accessible location for collection.
- All service areas must have a clearance height of 20' for bin service.
- New enclosures should consider rubber bumpers to reduce wear-and-tear on walls.

For questions regarding garbage, recycling, and compostables collection issues, contact Green Waste of Palo Alto (650) 493-4894.

PAMC 5.24.030 Construction and Demolition Debris (CDD)

Covered projects shall comply with construction and demolition debris diversion rates and other requirements established in Chapter 16.14 (California Green Building Code). In addition, all debris generated by a covered project must haul 100 percent of the debris not salvaged for reuse to an approved facility as set forth in this chapter.

Contact the City of Palo Alto's Green Building Coordinator for assistance on how to recycle construction and demolition debris from the project, including information on where to conveniently recycle the material.

1 In accordance with the California Public Resources Code, Chapter 18, Articles 1 and 2

CITY OF
PALO
ALTO

Public Works Department
Environmental Services Division
Watershed Protection Group

PROJECT REVIEW COMMENTS

Date: June 27, 2013
To: Jason Nortz
From: Kirsten Struve, Manager, Environmental Control Programs
Phone: (650) 329-2421

Application Number:
Company Name
Project Address: 1601 California Avenue
Palo Alto, CA

We have reviewed the site floor plans for this project. Please note the following issues must be addressed in building plans prior to final approval by this department:

PAMC 16.09.170, 16.09.040 Discharge of Groundwater
The project is located in an area of suspected or known groundwater contamination with Volatile Organic Compounds (VOCs). If groundwater is encountered then the plans must include the following procedurefor construction dewatering:

Prior to discharge of any water from construction dewatering, the water shall be tested for volatile organic compounds (VOCs) using EPA Method 601/602 or Method 624. The analytical results of the VOC testing shall be transmitted to the Regional Water Quality Control Plant (RWQCP) 650-329-2598. Contaminated ground water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain system or creeks. If the concentrations of pollutants exceed the applicable limits for discharge to the storm drain system then an Exceptional Discharge Permit must be obtained from the RWQCP prior to discharge to the sanitary sewer system. If the VOC concentrations exceed the toxic organics discharge limits contained in the Palo Alto Municipal Code (16.09.040(m)) a treatment system for removal of VOCs will also be required prior to discharge to the sanitary sewer. Additionally, any water discharged to the sanitary sewer system or storm drain system must be free of sediment.

PAMC 16.09.180(b)(11) Carwash Required
New Multi-family residential units and residential development projects with 25 or more units shall provide a covered area for occupants to wash their vehicles. A drain shall be installed to capture all vehicle wash waters and shall be connected to an oil/water separator prior to discharge to the sanitary sewer system. The oil/water separator shall be cleaned at a frequencyof at least once every six months or more frequently if recommended by the manufacturer or the Superintendent. Oil/water separators shall have a minimum capacity of 100 gallons. The area shall be graded or bermed in such a manner as to prevent the discharge of storm water to the sanitary sewer system;

PAMC 16.09.180(b)(9) Covered Parking
Drain plumbing for parking garage floor drains must be connected to an oil/water separator with a minimum capacity of 100 gallons, and to the sanitary sewer system

PAMC 16.09.180(b)(10) Dumpsters for New and Remodeled Facilities
New buildings and residential developments providing centralized solid waste collection, except for singlefamily and duplex residences, shall provide a covered area for a dumpster. The area shall be adequately sized for all waste streams and designed with grading or a berm system to prevent water runon and runoff from the area

PAMC 16.09.180(b)(14) Architectural Copper
On and after January 1, 2003, copper metal roofing, copper metal gutters, copper metal down spouts, and copper granule containing asphalt shingles shall not be permitted for use on any residential, commercial or industrial building for which a building permit is required. Copper flashing for use under tiles or slates and small copper ornaments are exempt from this prohibition. Replacement roofing, gutters and downspouts on historic structures are exempt, provided that the roofing material used shall be prepatinated at the factory. For the purposes of this exemption, the definition of "historic" shall be limitedto structures designated as Category 1 or Category 2 buildings in the current edition of the Palo Alto Historical and Architectural Resources Report and Inventory.

PAMC 16.09.180(b)(5) Condensate from HVAC
Condensate lines shall not be connected or allowed to drain to the storm drain system.

PAMC 16.09.180(b)(b) Copper Piping
Copper, copper alloys, lead and lead alloys, including brass, shall not be used in sewer lines, connectors, or seals coming in contact with sewage except for domestic waste sink traps and short lengths of associated connecting pipes where alternate materials are not practical. The plans must specify that copper piping will not be used for wastewater plumbing.

16.09.180(12) Mercury Switches
Mercury switches shall not be installed in sewer or storm drain sumps

PAMC 16.09.205(a) Cooling Systems, Pools, Spas, Fountains, Boilers and Heat Exchangers
It shall be unlawful to discharge water from cooling systems, pools, spas, fountains boilers and heat exchangers to the storm drain system.

PAMC 16.09.165(h) Storm Drain Labeling
Storm drain inlets shall be clearly marked with the words "No dumping- Flows to Bay," or equivalent.

To: Jason Nortz
From: Gulselle Perez
Date: June 15, 2013

PUBLIC WORKS ENGINEERING REVIEW COMMENTS FOR 1601 CALIFORNIA AVENUE (13PLN-00234)

Public Works Engineering approves this application with the following conditions:

SIDEWALK, CURB & GUTTER: As part of this project, the applicant must replace those portions of the existing sidewalks, curbs, gutters or driveway approaches in the public right-of-way along the frontage(s) of the property that are broken, badly cracked, displaced, or non-standard, and must remove any unpermitted pavement in the planter strip. Contact Public Works' inspector at 650-496-6929 to arrange a site visit so the inspector can determine the extent of replacement work. The site plan submitted with the building permit plan set must show the extent of the replacement work or include a note that Public Works' inspector has determined no work is required. The plan 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 *Street Work Permit* from Public Works at the Development Center.

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(s). Call the Public Works' arborist at 650-496-5953 to arrange a site visit so he can determine what street tree work, if any, will be required for this project. The site plan submitted with the building permit plan set must show the street tree work that the arborist has determined, including the tree species, size, location, staking and irrigation requirements, or include a note that Public Works' arborist has determined no street tree work is required. 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* from Public Works' arborist (650-496-5953).

CONCEPTUAL GRADING AND DRAINAGE: The applicant is required to meet with Public Works Engineering (PWE) prior to final ARB submittal to verify the basic design parameters affecting grading, drainage and surface water infiltration. 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 the Best Management Practices (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 Public Works – Engineering. 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.

SWPPP: This proposed development will disturb more than one acre of land. Accordingly, the applicant must apply for coverage under the State Water Resources Control Board's (SWRCB) NPDES general permit for storm water discharge associated with construction activity. A Notice of Intent (NOI) must be filed for this project with the SWRCB in order to obtain coverage under the permit. The General Permit requires the applicant to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The applicant is required to submit two copies of the NOI

and the draft SWPPP to the Public Works Department for review and approval prior to issuance of the building permit. The SWPPP should include both permanent, post-development project design features and temporary measures employed during construction to control storm water pollution.

STORM WATER TREATMENT: This project shall comply with the storm water regulations contained in provision C.3 of the NPDES municipal storm water discharge permit issued by the San Francisco Bay Regional Water Quality Control Board (and incorporated into Palo Alto Municipal Code Chapter 16.11). These regulations apply to land development projects that create or replace 10,000 square feet or more of impervious surface, including a residential subdivision. In order to address the potential permanent impacts of the project on storm water quality, the applicant shall incorporate into the project a set of permanent site design measures, source controls, and treatment controls that serve to protect storm water quality, subject to the approval of the Public Works Department. The applicant shall identify, size, design and incorporate permanent storm water pollution prevention measures to treat the runoff from a "water quality storm" specified in PAMC Chapter 16.11 prior to discharge to the municipal storm drain system. **Effective February 10, 2011, regulated projects, must contract with a qualified third-party reviewer during the building permit review process to certify that the proposed permanent storm water pollution prevention measures comply with the requirements of Palo Alto Municipal Code Chapter 16.11.** The feasibility worksheet, certification form, 2 copies of approved storm water treatment plan, and a description of Maintenance Task and Schedule must be received by the City from the third-party reviewer prior to approval of the building permit by the Public Works department. **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.**

STORMWATER MAINTENANCE AGREEMENT: The applicant shall designate a party to maintain the control measures for the life of the improvements and must 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 must be submitted to the Public Works' plan reviewer prior to building permit issuance and shall be executed prior to the first building occupancy sign-off.** The City will inspect the treatment measures yearly and charge an inspection fee. There is currently a $350 C.3 plan check fee that will be collected upon submittal for a grading or building permit.

SUBDIVISION MAP: A subdivision map will be required for this development. The applicant shall submit an application for a major subdivision with the Planning Division.

IMPROVEMENT PLANS: The applicant shall arrange a meeting with Public Works Engineering, Utilities Engineering, Planning, Fire, and Transportation Departments after approval of the tentative subdivision map to determine the on-site and off-site improvements required, which may include utility services, replacement of the sidewalk, curb & gutter, and resurfacing of the City streets adjacent to the site. The improvement plans must be completed and approved by the City prior to submittal of the final map.

SUBDIVISION AGREEMENT: A subdivision agreement is required to secure compliance with the conditions of approval and security of improvements onsite and offsite. No grading or building permits will be issued until final map is recorded with County Recorder.

BONDS: The developer shall post a bond prior to the recording of the final map to guarantee the completion of the onsite and offsite improvements. The developer shall submit a cost estimate of the improvements, which the City will review and use to determine the amount of the performance and payment bonds.

FINAL MAP: The final map must be recorded prior to issuance of a building permit.

DEVELOPERS'S PROJECT MANAGER: The project subdivision includes significant complexity involving the final map and coordination of infrastructure design and construction. Developer shall appoint a Project Manager to coordinate with Public Works and Utility engineering staff. Public Works will conduct communication with the appointed project manager in order to facilitate timely review and approval of design and construction matters.

SCVWD: The project storm drain system discharges directly into a watercourse, which is within the jurisdiction of the Santa Clara Valley Water District (SCVWD). A permit must be obtained from SCVWD and a copy provided to the City prior to the issuance of a building permit.

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: www.cityofpaloalto.org/depts/pwd/forms_permits.

Include in plans submitted for a building permit:

BELOW-GRADE PARKING DRAINAGE: Due to high groundwater throughout much of the City and Public Works prohibiting the pumping and discharging of groundwater, perforated pipe drainage systems at the exterior of the basement walls or under the slab are not allowed for this site. A drainage system is, however, required for all exterior basement-level spaces, such as lightwells, patios or stairwells. This system consists of a sump, a sump pump, a backflow preventer, and a closed pipe from the pump to a dissipation device onsite at least 10 feet from the property line, such as a bubbler box in a landscaped area, so that water can percolate into the soil and/or sheet flow across the site. The device must not allow stagnant water that could become mosquito habitat. Additionally, the plans must show that exterior basement-level spaces are at least 7-3/4" below any adjacent windowsills or doorsills to minimize the potential for flooding the basement. Public Works recommends a waterproofing consultant be retained to design and inspect the vapor barrier and waterproofing systems for the basement.

GARAGE/BASEMENT SHORING: Shoring for the basement/underground parking excavation, including tiebacks, must not extend onto adjacent private property or into the City right-of-way without having first obtained written permission from the private property owners and/or an encroachment permit from Public Works.

DEWATERING: Basement excavations may require dewatering during construction. Public Works only allows groundwater drawdown well dewatering. Open pit groundwater dewatering is disallowed. Dewatering is only allowed from April through October due to inadequate capacity in our storm drain system. The geotechnical report for this site must list the highest anticipated groundwater level. We recommend a piezometer to be installed in the soil boring. The contractor must determine the depth to groundwater immediately prior to excavation by using the piezometer or by drilling an exploratory hole if the deepest excavation will be within 3 feet of the highest anticipated groundwater level. If groundwater is found within 2 feet of the deepest excavation, a drawdown well dewatering system must be used,

or alternatively, the contractor can excavate for the basement and hope not to hit groundwater, but if he does, he must immediately stop all work and install a drawdown well system before he continues to excavate. Public Works may require the water to be tested for contaminants prior to initial discharge and at intervals during dewatering. If testing is required, the contractor must retain an independent testing firm to test the discharge water for the contaminants Public Works specifies and submit the results to Public Works.

Public Works reviews and approves dewatering plans as part of a *Street Work Permit*. The applicant can include a dewatering plan in the building permit plan set in order to obtain approval of the plan during the building permit review, but the contractor will still be required to obtain a street work permit prior to dewatering. Alternatively, the applicant must include the above dewatering requirements in a note on the site plan. Public Works has a sample dewatering plan sheet and dewatering guidelines available at the Development Center and on our website.

GRADING & DRAINAGE PLAN: The plan set must include a grading & drainage plan prepared by a licensed professional that includes existing and proposed spot elevations and drainage flow arrows to demonstrate proper drainage of the site. Adjacent grades must slope away from the house a minimum of 2%. Downspouts and splashblocks should be shown on this plan, as well as any site drainage features such as swales. Grading will not be allowed that increases drainage onto, or blocks existing drainage from, neighboring properties. Public Works generally 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 landscaped and other pervious areas of the site. See the Grading & Drainage Plan Guidelines for New Single Family Residences on our website.

GRADING & EXCAVATION PERMIT: An application for a grading & excavation permit must be submitted to Public Works when applying for a building permit. The application and guidelines are available at the Development Center and on our website.

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 Public Works at the Development Center or on our website.

OIL/WATER SEPARATOR: Parking garage floor drains on interior levels shall be connected to an oil/water separator prior to discharging to the sanitary sewer system.

DUMPSTER: If the project includes construction of dumpster and recycling areas at the exterior of a building/structure, City guidelines require that this area be covered.

STORM DRAIN: The applicant is required to paint the "No Dumping/Flows to Matadero 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.

STREET LIGHTS: The applicant is encouraged to investigate and incorporate the use of LED streetlights throughout the proposed development and project frontage.

STREET TREES: Show all existing street trees in the public right-of-way. Any removal, relocation or planting of street trees; or excavation, trenching or pavement

within 10 feet of street trees must be approved by Public Works' arborist (phone: 650-496-5953). This approval shall appear on the plans. Show construction protection of the trees per City requirements.

WORK IN THE RIGHT-OF-WAY: The plans must clearly indicate any work that is proposed in the public right-of-way, such as sidewalk replacement, driveway approach, or utility laterals. The plans must include notes that the work must be done per City standards and that the contractor performing this work must first obtain a *Street Work Permit* from Public Works at the Development Center. If a new driveway is in a different location than the existing driveway, then the sidewalk associated with the new driveway must be replaced with a thickened (6" thick instead of the standard 4" thick) section. Additionally, curb cuts and driveway approaches for abandoned driveways must be replaced with new curb, gutter and planter strip.

IMPERVIOUS SURFACE AREA: The project will be creating or replacing 500 square feet or more of impervious surface. Accordingly, the applicant shall provide calculations of the existing and proposed impervious surface areas with the building permit application. The *Impervious Area Worksheet for Land Developments* form and instructions are available at the Development Center or on our website.

LOGISTICS PLAN: The contractor must submit a logistics plan to the Public Works Department 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 attached to a street work permit.