CITY OF PALO ALTO

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Architectural Review Board

Staff Report

Agenda Date: September 19, 2013

To: Architectural Review Board

From: Russ Reich, Senior Planner **Department: Planning and Community Environment**

Subject: **405 Curtner Avenue [13PLN-00098]:** Request by Salvatore Caruso on behalf of Zhen Zhen Li for Architectural Review of a new 7,425 square foot, three-story, six unit, residential condominium complex. Each unit will be provided with 4 balconies and a private at grade patio and a two car garage. Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines section 15303. Zone District: RM-30.

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 June 20, 2013, the ARB conducted its first formal review of the project application and continued to the item to a date certain of July 18, 2013. At the applicant's request, the hearing was postponed to August 1, 2013. On August 1, 2013 the ARB conducted its second formal hearing and provided additional comments. The item was continued to a date certain of August 15, 2013. At the applicant's request, the item was postponed to September 19, 2013. In the discussion section below, staff has summarized the comments provided by the ARB at the August 1, 2013 hearing and how the applicant responded to them. For additional background, the previous two ARB staff reports are attached (Attachments G and H). The ARB requested that the applicant review the following items:

- Roof Forms;

- Location of the IPE siding (requested to see more of it);
- Refinement of the elevations;
- Refinement of the street facing elevation;
- Clarification/correction of the PV on the roof;
- Clarify window type in the plans;
- Show native low water use planting under Oaks;
- Refinement of the CMU wall;
- Solar shade study for the south western elevation to determine that the bamboo will shade the large 2nd floor windows;
- Provide a cement plaster sample;
- Careful coordination of the drawings such that all sheets correspond with one another;
- Review the solid panel AC screen at the 3rd floor on the north elevation;
- Consider way finding device to assist in noting the front door locations;
- Provide roof color;
- Provide metal screen color.

Site Information

The 12,375 sq. ft. site is located in the Multifamily Residential RM-30 zone district. The property is currently a vacant parcel. The site is relatively flat with 10 trees. Most of the trees are located along the left side of the property. Three of the trees are Valley Oaks and one is a large Coast Live Oak. Of the four oak trees, three are large enough to be considered protected trees under City ordinance. All of the oak trees will be retained. The property is bounded by two-story multifamily uses to the north east, a vacant parking lot for the former Compadres Restaurant to the south east, an oil change shop and office use to the south west, and Curtner Avenue to the northwest with single-story multifamily uses across the street. The property is located very close to El Camino Real. It is the first residential parcel on Curtner behind the office and oil change shop that front on El Camino. Beyond the commercial properties that line El Camino, the neighborhood is an eclectic mix of one and two story multifamily buildings on both sides of Curtner Avenue.

PROJECT DESCRIPTION

The applicant has proposed to construct a new 35 foot tall three-story building to house six residential condominium units. A tentative map and final map will be processed to establish the six condominium units. Because there are more than four units, the map must be reviewed by the Planning and Transportation Commission and the City Council. Each of the units would be 1,237.5 square feet in area, resulting in a total building floor area of 7,425 square feet. Each unit would have three bedrooms, three bathrooms, a two car garage, multiple balconies and a ground level patio. Five of the garages would provide for side by side spaces and one would be a tandem garage configuration. The garages would be accessed by a long driveway at the right side of the property. The driveway would be paved with permeable pavers and would extend from the street all the way to the rear of the lot, terminating at the rear of the parcel. The property would be separated from the adjacent commercial property parking lot by a six foot tall, split-face cement block wall with bamboo, primarily planted on the project side of the wall, along the driveway. The rear and left side of the project would be enclosed by a seven foot tall decorative wood fence.

The building would have a smooth cement plaster finish combined with horizontal Ipe wood siding at the front and rear of the building and two sections on the right side of the building. The garage doors would be of a brushed metal finish and the balcony railings, and window trims would be a dark metal finish. The new roof design features an inverted L shape that is repeated at the front and rear elevations as well as each side of the building. These elements would help to break up the building mass and provide a strong visual element. They also would serve as weather protection overhangs for the entries and balconies and provide for solar shading at the upper floor level. The electric and gas meters are proposed on the front face of the building and would be screened by a five foot tall stucco wall.

The front doors would have pedestrian access via a winding pathway that would extend from the sidewalk, along the left side of the building, through a landscaped garden area, and around the back of the building to connect up with the driveway. This path is accentuated by two bollard light fixtures at the sidewalk. The front door of the street facing unit would face the street while the other entries would be located along the pedestrian path and around the rear of the building. The ten trees existing on the property are located on the left side of the parcel. Four of these trees would be removed and the six remaining trees would be located along the garden pathway. A new Elm tree would be planted at the front of the project.

DISCUSSION

Roof Forms

The ARB requested that the applicant take another look at the roof forms. There was concern that the proposed break in the center had awkward transitions and that it was not successfully breaking up the mass of the building. The applicant has revised the roof by moving away from the broken slope roof form and has transitioned to a flat roof system with inverted L elements that break the roof and wall planes in multiple locations. These breaks help to improve the massing of the long narrow building.

IPE siding

The ARB appreciated the use of the IPE siding and requested to see more of it used in the design. The applicant has revised the plan to include it on the right side elevation as well as the front and rear. The forms that are clad in the horizontal IPE are elements that not only transition in material but also are building elements that pop out from the wall plane.

Refinement of the elevations

The ARB requested further refinement of the elevations. The applicant has reworked the elevations making a multitude of changes and adding detail. The front elevation, which the ARB specifically commented on, has been revised to strengthen the front entry's appearance to the street.

Clarification/correction of the PV on the roof

The ARB had requested that the intent for the PV on the roof be clarified. With the new flat roof proposal, the applicant has shown the PV panels on the flat roof areas and has shown the height of the panels in the cross section.

Window type

The ARB requested that the plans clarify the material and type of windows that are proposed. The revised elevations indicate the windows would be aluminum sliders.

Planting under oaks

Being that mature oak trees do not do well with intensive irrigation, previous plans indicated only mulch beneath the trees. The ARB requested that some landscape material, suitable under oaks be proposed. The applicant has proposed to add a combination of mulch and manzanita plantings beneath the mature oak trees. Staff would recommend a greater variety of planting beneath the oaks. Harmony manzanita is listed as a good plant to place beneath oaks but there are also many others that would work well. Staff would suggest a few different plants to add variety. Staff is also concerned about the proximity of the proposed patches of lawn in close proximity to the oak trees. The amount of water needed for the lawn areas may be detrimental to the oaks. Staff would recommend that alternative plan material be selected for those areas.

Refinement of the CMU wall

Prior versions of the plan had a flat CMU wall facing the parking lot of the adjacent businesses. The CMU has been revised to a split face CMU that has more texture and is more decorative as well as being a deterrent to graffiti.

Solar shade study

The ARB was concerned about the solar heat gain of the glazing on the southwestern facing façade of the building and asked to see a solar study to show that the gazing would have some protection from the sun. Sheet A3.1-A3.4 show 3:00 pm in summer and A3.5 shows 6:00 pm in the summer. New roof and wall overhangs have been provided to increase the sun protection and balconies are now projecting over the large dining room windows.

Other items

The applicant was asked to provide a cement plaster sample. A cement plaster sample will be presented at the hearing.

The ARB requested that there be careful coordination of the drawings such that all sheets correspond with one another. The applicant has gone through the revised set to ensure that each of the sheets is well coordinated.

The ARB requested that the applicant review the solid panel AC screens at the 3rd floor on the north elevation. The plan has been revised such that the screens are now incorporated into the solid wall elements that rise up from the second floor rather than being an independent solid piece that feels out of place.

The ARB asked the applicant to consider the addition of a way finding device to assist in noting the front door locations. The applicant has added two bollard light fixtures at the sidewalk on each side of the entry pathway to highlight the entrance to the property.

The ARB requested that a sample of the metal roof color be provided. With the revision of the sloped roof to a flat roof system the roof will no longer be visible and the metal roofs have been eliminated from the project.

The ARB requested that the applicant provide the metal screen color. The metal screens have been eliminated for the proposal.

ENVIRONMENTAL REVIEW

Since the project is within an existing urbanized area and only proposes a total of six new residential units, it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303.

ATTACHMENTS

Attachment A:	Draft ARB and Context Based Design Findings
Attachment B:	Draft Conditions of Approval
Attachment C:	Applicant's Response Letter
Attachment D:	Zoning Compliance Table
Attachment E:	Comprehensive Plan Compliance Table
Attachment F:	Location Map
Attachment G:	ARB Staff Report (without attachments), June 20, 2013
Attachment H:	ARB Staff Report (without Attachments), August 1, 2013
Attachment I:	Development Plans (Board Members Only)

COURTESY COPIES

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Zhen Zhen Li, 18801 Bellgrove Circle, Saratoga, CA 95070

Prepared by: Russ Reich, Senior Planner

Reviewed by: Amy French, AICP, Chief Planning Official

ATTACHMENT A

FINDINGS FOR ARCHITECTURAL REVIEW APPROVAL

405 Curtner Avenue

13PLN-000098

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 six-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 multifamily buildings 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 75-foot wide lot and the location of the existing protected oak trees;

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 creates a buffer between the commercial properties along El Camino adjacent to the west of the project and the lower scale residential neighborhood to the east of the project;

6) The design is compatible with approved improvements both on and off the site in that the proposed residential use of the 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;

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 and multiple balconies for each of the six dwelling units as well as common open space along the right 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 six existing trees four of which are oaks;

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 the remaining open areas are fully planted and the utility equipment is screened as best is 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:

    1) Wood I-joists or Web Trusses for Flooring.
    2) Water Efficient Fixtures.
    3) Operable Windows or Skylights are Placed to Induce Cross Ventilation in at least one room in 80% of units.
    4) Low/No-VOC paints & coating.
    5) Reduced formaldehyde in interior finish.
    6) Permeable pavers in driveway

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 is consistent for all of the reasons and findings specified above.

ATTACHMENT A

CONTEXT-BASED DESIGN CONSIDERATIONS/FINDINGS

405 Curtner Avenue

13PLN-00098

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, balconies, and variety of siding minimize massing of the three story building. 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 the proposal retains most of the existing trees along the property line that faces the adjacent residential neighbor to maintain privacy screening of the neighboring property.

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 a private ground floor private patio for each unit as well as four small balconies for each of the six dwelling units. The common open space is situated on the left side of the property and exceeds the minimum required.

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 parking is provided within private garages beneath the proposed 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 much smaller than I acre.

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 six, three bedroom condominium units are not typical of the predominant type of housing within the neighborhood.

7) Sustainability and Green Building Design. The project incorporates several items in the Build It Green Multifamily Green Point Checklist such as permeable pavers for the driveway, water efficient fixtures, and low/no VOC paints and coatings.

In conclusion, the proposed project at 405 Curtner Avenue [13PLN-00098] is consistent with the Multiple Family Context-Based Design Criteria for all of the reasons and findings specified above.

ATTACHMENT B

CONDITIONS OF APPROVAL

405 Curtner Avenue

13PLN-00098

Planning Division

1. The plans submitted for Building Permit shall be in substantial compliance with plans date-stamped received on July 26, 2013 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 applicant is required to pay all Development Impact Fees, including the park land dedication fees and the BMR in-lieu housing fee.

Utilities Electric

4. All electric meters shall be at one location.

5. Given that there are 6 meters, a main service disconnect is required. Only one electric service is allowed per parcel.

   All CPAU's electric standard can be found at this link:

   www.cityofpaloalto.org/ElectricServiceRequirements

Fire Department

6. Driveway shall be posted - NO PARKING -

7. HOA shall enforce towing of parked vehicles blocking driveway.

Public Works Engineering

8. SUBDIVISION APPLICATION: The applicant needs to file for a Major Subdivision Application with the Planning Department for creating five (5) or more condominium units.

9. OFFSITE IMPROVEMENTS: As part of this project, the applicant, at minimum, will be required to repave (2-inch grind and pave) the full width of Curtner Avenue and install all new sidewalk, curb, gutter, and driveway approach in the public right-of-way along the property frontage per Public Works' latest standards and/or as instructed by the Public Works Inspector. 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 Permit for Construction in

Center.

10. 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 City 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.

11. STORM WATER RUNOFF SYNOPSIS: Provide a synopsis of pre and post-development storm water runoff flows and drainage systems. Summarize existing storm water drainage patterns such as where the existing site runoff drains to. Explain the increase in the site storm water runoff flow for post-development. Show justification that the existing City storm water drainage system has the capacity to handle the increase in the flow.

12. DRAINS IN PARKING GARAGES: Any drains within the covered parking area shall be connected to an oil separator then to sanitary sewer lines. Storm water runoff from any exposed surface without canopies need to be connected to a storm drain system.

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 storm water will need to treat the permit-specified amount of storm water runoff with the following low impact development (LID) methods: rainwater harvesting and reuse, infiltration, evapotranspiration, or biotreatment. However, biotreatment (filtering storm water 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. Complete the Infiltration/Harvesting and Use Feasibility Screening Worksheet (Santa Clara Valley Urban Runoff Pollution Prevention Program C.3 Stormwater Handbook - Appendix I). Vault-based treatment will not be allowed as a stand-alone treatment measure. Where storm water 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)
http://www.scvurppp-w2k.com/permit_c3_docs/c3_handbook_2012/Appendix_I-Feasibility_2012.pdf

In order to qualify the project as a Special Project for LID treatment reduction credit, complete and submit the Special Projects Worksheet (Santa Clara Valley Urban Runoff Pollution Prevention Program C.3 Stormwater Handbook - Appendix J: Special Projects). Any Regulated Project that meets all the criteria for more than one Special Project Category

may only use the LID treatment reduction credit allowed under one of the categories. http://www.scvurppp-w2k.com/permit_c3_docs/c3_handbook_2012/Appendix_J-Special_Projects_2012.pdf).

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. 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. http://www.scvurppp-w2k.com/consultants2012.htm?zoom_highlight=consultants

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.

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:

14. GRADING & EXCAVATION PERMIT: For disturbing greater than 10,000 SF of land area, 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, soils report, 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. Indicate the amount of soil to be cut and filled for the project. http://www.cityofpaloalto.org/civicax/filebank/documents/11695

15. 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.

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.

16. 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).

    The applicant is required to paint the "No Dumping/Flows to Baron 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.

17. 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.
    http://www.cityofpaloalto.org/civicax/filebank/documents/2732

18. 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. http://www.cityofpaloalto.org/civicax/filebank/documents/2718

19. 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."

20. 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. http://www.cityofpaloalto.org/civicax/filebank/documents/2719

21. 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.

Public Works Tree Specialist

PRIOR TO DEMOLITION, BUILDING OR GRADING PERMIT ISSUANCE

22. 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.

23. PLAN SET 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 Management Experts, Tree Protection Plan and Addendum, dated March 1, 2013, shall be printed on numbered Sheet T-1 (T-2, T-3, etc.) and added to the sheet index. The TPR is approved for this project to be implemented in its entirety, including inspection schedule and reporting to the city. Tree protection shall be continuously maintained until final landscaping.

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 Tree Management Experts, 415-606-3610, "; Note #3. 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. TREE PROTECTION ZONE (TPZ)Show on all relevant plan sheets the fencing types, including root buffer material and separate trunk wrap, near the sensitive tree root areas adjacent to foundation, grading, landscape; utility runs, irrigation, lighting, scaffolding, etc. to adequately shield the protected tree roots.

24. The Tree Protection Report and Addendum, dated March 1, 2013 Special Inspections. Add to the Contractor & Arborist Inspection Schedule (Sheet T-1, Table 2-2), the following:

a. Inspection of Irrigation Trenching Layout (prior to trenching)

b. Inspection of Pruning schedule of the protected oaks outlined in the TPR shall be strictly adhered to, subject to enforcement penalties triggered by excessive or poor quality pruning, cutting by unauthorized construction personnel, framers, roofers, etc.

25. LANDSCAPE PLANS.

a. The landscape plan and irrigation trenching submitted is not acceptable due to impacts to the protected trees. Sod lawn and spray irrigation shall be removed from the tree trunk area. Between the N fenceline and the new walkway, the plans shall show a new scheme that has been approved by the project site arborist and consistent with the City Tree Technical Manual, Addendum 5, Landscaping under Native Oaks.

b. Walkway layout, grading and materials shall be approved by the project site arborist, and direct construction supervision by same is required.

c. Provide a detailed landscape and irrigation plan encompassing on-and off-site plantable areas out to the curb shall be approved by the Architectural Review Board. A Landscape Water Use statement, water use calculations and a statement of design intent shall be submitted for the project. A licensed landscape architect and qualified irrigation consultant will prepare these plans, to include:

i. All existing trees identified both to be retained and removed including street trees.

ii. Complete plant list indicating tree and plant species, quantity, size, and locations.

iii. Irrigation schedule and plan.

iv. Fence locations.

v. Lighting plan with photometric data.

vi. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

vii. All new trees planted within the public right-of-way shall be installed per Public Works (PW) Standard Planting Diagram #603 or 604 (include on plans), and shall have a tree pit dug at least twice the diameter of the root ball.

viii. Landscape plan shall include planting preparation details for trees specifying digging the soil to at least 30-inches deep, backfilled with a quality topsoil and dressing with 2-inches of wood or bark mulch on top of the root ball keeping clear of the trunk by 1-inch.

ix. Automatic irrigation shall be provided to all trees. For trees, PW Detail #513 shall be included on the irrigation plans and show two bubbler heads mounted on flexible tubing placed at the edge of the root ball. Bubblers shall not be mounted inside an aeration tube. The tree irrigation system shall be connected to a separate valve from other shrubbery and ground cover, pursuant to the City's Landscape Water Efficiency Standards. Irrigation in the right-of-way requires a street work permit per CPA Public Works standards.

x. Landscape Plan shall ensure the backflow device is adequately obscured with the appropriate screening to minimize visibility (planted shrubbery is preferred, painted dark green, decorative boulder covering acceptable; wire cages are discouraged).

d. Planting notes to include the following mandatory criteria:

i. Prior to any planting, all plantable areas shall be tilled to 12" depth, and all construction rubble and stones over 1" or larger shall be removed from the site.

ii. Note a turf-free zone around trees 36" diameter (18" radius) for best tree performance.

e. Mandatory Landscape Architect (LA) Inspection Verification to the City. The LA of record shall verify the performance measurements are achieved with a separate letter of verification to City Planning staff, in addition to owner's representative for each of the following:

i. A percolation & drainage check have been performed and is acceptable.

ii. Fine grading inspection of all plantable areas has been personally inspected for tilling depth, rubble removal, soil test amendments are mixed and irrigation trenching will not cut through any tree roots.

iii. Tree and Shrub Planting Specifications, including delivered stock, meets Standards in the CPA Tree Technical Manual, Section 3.30-3.50. Girdling roots and previously topped trees are subject to rejection.

26. 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

27. EXCAVATION RESTRICTIONS APPLY (TTM, Sec. 2.20 C & D). Any approved grading, digging or trenching beneath a tree canopy shall be performed 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.

28. PLAN CHANGES. Revisions and/or changes to plans before or during construction shall be reviewed and responded to by the project site arborist, Tree Management Experts, 415-606-3610, with written letter of acceptance before submitting the revision to the city for review.

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

30. 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.

31. 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.

32. 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

33. LANDSCAPE INSPECTION. The Planning Department shall be in receipt of written verification that the Landscape Architect has inspected all trees, shrubs, planting and irrigation and that they are installed and functioning as specified in the approved plans.

34. TREE INSPECTION. The contractor shall call for an inspection by the Project Site Arborist to 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. A final Tree Activity Report describing the state of the tree health with photographs shall be provided to the Planning Department prior to written request for temporary or final occupancy. If applicable, the final report may be used to navigate the security guarantee return process.

POST CONSTRUCTION

35. 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 Quality Control Plant

36. 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 procedure for construction dewatering:

37. 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.

38. PAMC 16.09.180(b)(10) Dumpsters for New and Remodeled Facilities
New buildings and residential developments providing centralized solid waste collection, except for single-family 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.

39. 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 limited to structures designated as Category 1 or Category 2 buildings in the current edition of the Palo Alto Historical and Architectural Resources Report and Inventory.

40. 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.

41. 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.

42. 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.

Water, Gas & Wastewater Division

43. The applicant shall submit a completed water-gas-wastewater service connection application - load sheet for each unit 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.). 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).

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. 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).

46. 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.

47. For contractor installed water and wastewater mains or services, the applicant shall submit to the WGW engineering section of the Utilities Department four copies of the installation of water and wastewater utilities off-site improvement plans 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 contractor installed services the contractor shall install 3M marker balls at each water or wastewater service tap to the main and at the City clean out for wastewater laterals.

48. An approved reduced pressure principle assembly (RPPA backflow preventer device) is required for all existing and new 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. RPPA's for domestic service shall be lead free. Show the location of the RPPA on the plans.

49. An approved reduced pressure detector assembly is required for the existing or new water connection for the fire system to comply with requirements of California administrative code, title 17, sections 7583 through 7605 inclusive (a double detector assembly may be allowed for existing fire sprinkler systems upon the CPAU's approval). reduced pressure detector assemblies shall be installed on the owner's property adjacent to the property line, within 5' of the property line. Show the location of the reduced pressure detector assembly on the plans.

50. 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.

60. 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.

61. Each unit shall have its own water and gas meter shown on the plans.

62. A separate water meter and backflow preventer is required to irrigate the approved landscape plan. Show the location of the irrigation meter 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 application for a grading or building permit shall conform to the City of Palo Alto water efficiency standards.

63. A new water service line installation for domestic usage is required. Show the location of the new water service and meters on the plans. The water meters must be grouped in the City planting strip just back of sidewalk per the WGW Utility standards.

64. A new water service line installation for fire system usage is required. The fire system can be a combined service off the domestic meters if the Fire Department approves. Show the location of the new fire service on the plans. The applicant shall provide to the engineering department a copy of the plans for fire system including all Fire Department's requirements.

65. A new gas service line installation is required. Show the new gas meter location on the plans. The gas meter location shall be above ground towards the front of the building or property and must conform with utilities standard details.

66. A new sewer lateral installation is required. Show the location of the new sewer lateral on the plans. One 6" sewer lateral shall serve the entire project.

67. The applicant shall secure a public utilities easement for facilities installed in private property (the gas line). 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.

68. 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. 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.

69. 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.

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

SALVATORE CARUSO
DESIGN CORPORATION

405 Curtner Ave. ARB Response

Date: Tuesday, September 03, 2013
For: 405 Curtner Ave.
From: Salvatore Caruso, AIA.
Salvatore Caruso Design Corporation
Attention: Russ Reich
Senior Planner, City of Palo Alto

ARB Response

ARB Review for 405 Curtner (September 19th, 2013)

Comments by ARB on August 1st, 2013

1. Roof forms.
   Architectural roof and wall projections are integrated into the architecture to screen the fenestration.
2. Location of the IPE siding material (they would like to see more of it).
   Ipe siding has been integrated into the overall design.
3. Refinement of the elevations.
   Elevations have been refined to include integrated screening elements into the architecture.
4. Refinement of the street facing elevation.
   The street elevation has been refined to reduce massing of the entry element and increase a stronger entry statement.
5. Clarification/correction of PV on roof.
   Solar panels are located on the roof plan.
6. Clarify window type in the plans.
   New elevations show door and window type, and direction of operation.
7. Show native low water use planting under oaks.
   California Manzanita plants are proposed under and near oak trees.
8. Refinement of the CMU wall.
   Split face CMU wall proposed.

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9. Solar shade study for the south western elevation to demonstrate that the bamboo will shade the large 2nd floor windows.
   The design has been refined to include rood and side panel elements projecting 6'-5" intergrated on the 3rd floor and 4'-0" on the 2nd floor. Per elevation and section study on sheets A3.1-A3.4 @ 3:00pm summer sun and A3.5 showing 6:00 pm summer sun.
10. Provide a cement plaster material sample.
    Cement plaster material sample included.
11. Careful coordination of the drawings such they all sheets correspond with one another. Eliminate the conflicts in the plans.
    All sheets have been coordinated.
12. Look at the solid panel (AC screen) at the 3rd floor on north elevation (recess or change material).
    Screening changed to solid screen for AC.
13. Way finding structure to assist in noting the front door locations.
    Two new bollards (with lights) called out at main entry, location for way finding.
14. Roof color.
    New single ply flat roof proposed no visible colors to the public. More modern design used.
15. Metal screen color.
    Metal roof removed.

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ATTACHMENT D

ZONING TABLE

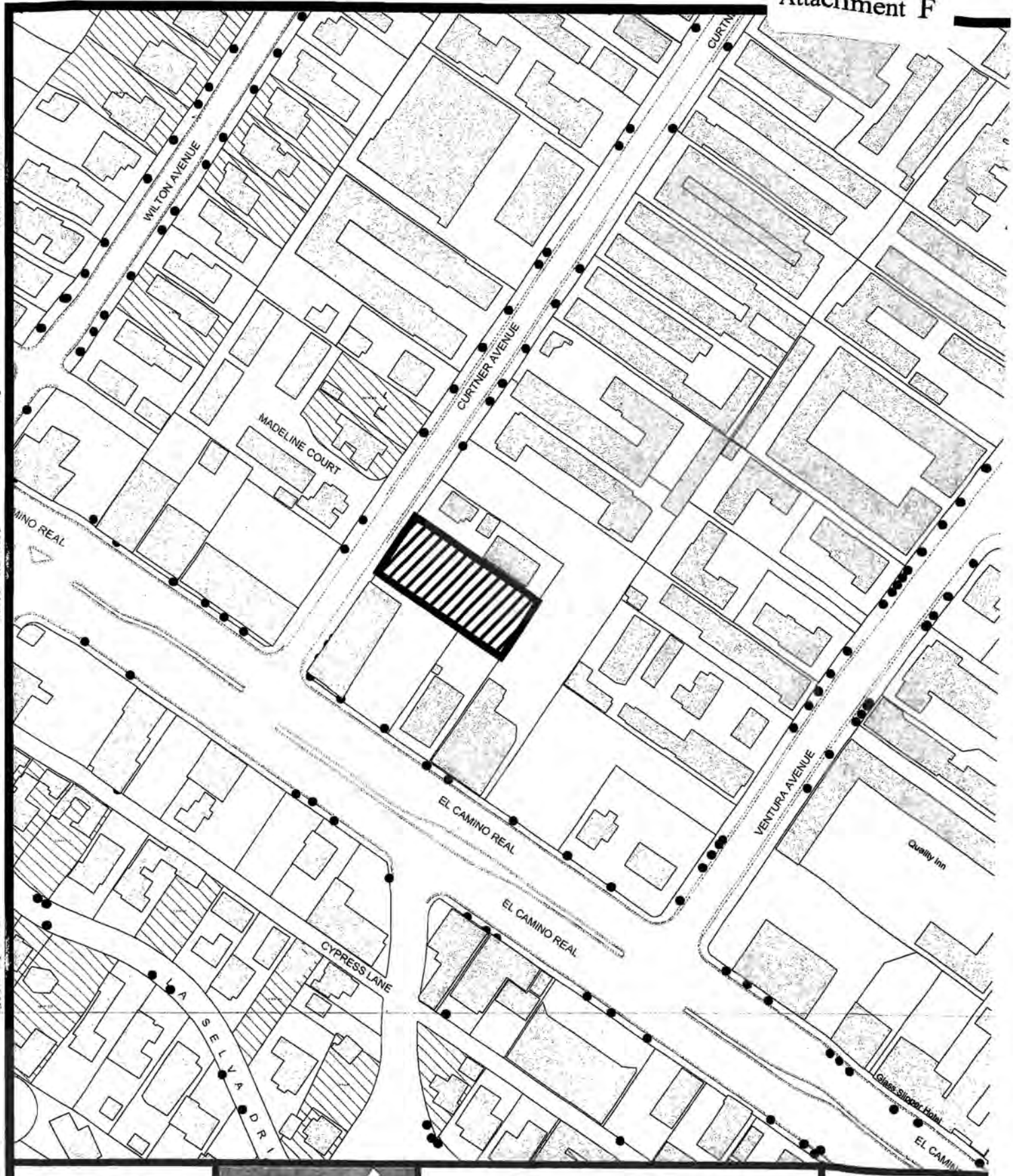
405 Curtner Avenue - 13PLN-00098

DEVELOPMENT STANDARDS FOR RM-30 ZONE DISTRICT	ZONE DISTRICT STANDARD	PROPOSED PROJECT	CONFORMANCE
Maximum Residential Density (units per acre)	30 per acre = 8 units	6 units	conforms
Maximum Site Coverage (building footprint)	40% (4,950 sq. ft.)	3,296 sq. ft.	conforms
Maximum Floor Area Ratio (FAR)	0.6:1 7,425 sq. ft.	7,425 sq. ft.	conforms
Minimum Site Open Space 30%(percent)	30% 3,712 sq. ft.	3,964.5 sq. ft.	conforms
Minimum Usable Open Space (150 sq. ft. per unit)	150 sq. ft. x 6 = 900 sq. ft.	3,714 sq. ft.	conforms
Minimum Common Open Space (75 sq. ft. per unit)	75 s.f. x 6 = 450 sq. ft.	2,260 sq. ft.	conforms
Minimum Private Open Space (50 sq. ft. per unit)	50 sq. ft. x 6 = 300 s.f.	171 sq. ft./ unit	conforms
Building setbacks			
Front	20 feet	20 feet	conforms
Rear	10 feet	13 feet 6 inches	conforms
Right Side	10 feet	25 feet 2 inches	conforms
Left Side	10 feet	10 feet	conforms
Building height	35 feet	35 feet	conforms
Daylight Plane	none	na	conforms
BMR units	15% of 6 units = 1 unit	1 or in-lieu fee	conforms
Parking (spaces per unit)	2 spaces x 6 units = 12 spaces	12	conforms
Guest Parking 33%	33% of 6 units = 2 spaces	2 guest spaces	conforms
Bike parking	1 space per unit 6 units x 1 = 6 spaces	6 spaces in garage	conforms

ATTACHMENT E
COMPREHENSIVE PLAN TABLE
405 Curtner Avenue
13PLN-00098

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 provides a transition between the commercial properties to the west and the lower scale residential properties to the east
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 the proposal does have a pedestrian walkway leading from the sidewalk, through a landscaped garden to the front doors of each of the units.
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 wiould 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.	A new street tree will be planted at the front of the site.

Attachment F



CITY OF PALO ALTO CALIFORNIA

The City of Palo Alto

405 Curtner Avenue

This map is a product of th
City of Palo Alto GIS

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Attachment G

Architectural Review Board

Staff Report

Agenda Date: **June 20, 2013**

To: **Architectural Review Board**

From: **Russ Reich, Senior Planner** **Department: Planning and Community Environment**

Subject: **405 Curtner Avenue [13PLN-00098]:** Request by Salvatore Caruso on behalf of Zhen Zhen Li for Architectural Review of a new 7,425 square foot, three-story, six unit, residential condominium complex. Each unit will be provided with 4 balconies and a private at grade patio and a two car garage. Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines section 15303. Zone District: RM-30.

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

Site Information

The 12,375 sq. ft. site is located in the Multifamily Residential RM-30 zone district. The property is currently a vacant parcel. The site is relatively flat with 10 trees. Most of the trees are located along the left side of the property. Three of the trees are Valley Oaks and one is a large Coast Live Oak. Of the four oak trees, three are large enough to be considered protected trees under City ordinance. All of the oak trees will be retained. The property is bounded by two-story multifamily uses to the north east, a vacant parking lot for the former Compadres Restaurant to the south east, an oil change shop and office use to the south west, and Curtner Avenue to the northwest with single-story multifamily uses across the street. The property is located very close to El Camino Real. It is the first residential parcel on Curtner behind the office and oil change shop that front on El Camino. Beyond the commercial properties that line El Camino, the neighborhood is an eclectic mix of one and two story multifamily buildings on both sides of Curtner Avenue.

PROJECT DESCRIPTION

The applicant has proposed to construct a new 35 foot tall three-story building to house six residential condominium units. A tentative map and final map will be processed to establish the six condominium units. Because there are more than four units, the map must be reviewed by the Planning and Transportation Commission and the City Council. Each of the units would be 1,237.5 square feet in area, resulting in a total building floor area of 7,425 square feet. Each unit would have three bedrooms, three bathrooms, a two car garage, multiple balconies and a ground level patio. Five of the garages would provide for side by side spaces and one would be a tandem garage. The garages would be accessed by a long driveway at the right side of the property. The driveway would be paved with permeable pavers and would extend from the street all the way to the rear of the lot, terminating at a trash enclosure structure at the rear of the parcel. The property would be separated from the adjacent commercial property parking lot by a six foot tall cement block wall. The wall would have a decorative cap and a smooth stucco finish on the side facing the project. The side of the wall facing the commercial parking lot would be a painted finish only. The rear and left side of the project would be enclosed by a seven foot tall decorative redwood fence.

The building would have a smooth cement plaster finish and a stone veneer at the base. It would be accented by a wood finish laminate cladding and three large metal screens painted to match the wood color of the panels. The garage doors, balcony railings, and window trims would all be of a brushed metal finish. The building would feature large canted bay windows in each of the dining rooms and a split roof down the center of the building allowing for clerestory windows for additional light. The electric and gas meters are proposed on the front face of the building and would be screened by a five foot tall wall with the same stone veneer as is proposed for the base of the building.

The front doors would have pedestrian access via a winding pathway that would extend from the sidewalk, along the left side of the building, through a landscaped garden area, and around the back of the building to connect up with the driveway. The ten trees existing on the property are located on the left side of the parcel. Four of these trees would be removed and the six remaining trees would be located along the garden pathway. A new Elm street would be planted at the front of the project.

DISCUSSION

Trees

As stated previously, four of the 10 trees on the property are proposed to be removed. The remaining six trees will be protected during the projects construction. Four of the remaining six trees are oak trees, one of which is a large Coast Live Oak. There are multiple conditions of approval related to the retention and preservation of these trees. The canopy of the large oak will need significant pruning to accommodate the new building but the project arborist and the City's arborist have reviewed the proposal and have determined that the amount of pruning will not be a detriment to the tree.

Context-Based Design Criteria

The proposed building has a significant amount of fenestration and a multitude of interesting exterior features such as balconies and large canted bay windows. While these are interesting elements, these features appear to be continuously repeated across each of the building faces with rigid regularity. It is this repetition of elements that causes the building to appear somewhat monolithic. The building may benefit from some variation in the detailing of the façade. At three stories tall, the building is somewhat taller than the others in the vicinity. Some transitions in height may be helpful to better relate to the context of the one and two story buildings. The Context-Based Design Criteria encourage the breaking down the scale of the building to provide a better relationship to the neighborhood. They also encourage that doorways, windows and landscape elements be oriented to establish a relationship to the street. The proposed front façade does not appear to relate well to the street. Privacy is well maintained with the preservation of the existing landscape buffer between the project and the adjacent residential neighbor. Staff requests that the ARB determine if the building massing needs additional refinement to meet the criteria.

Solar Heat Gain

The proposed project has a large amount of glazing that faces southwest. There are a multitude of windows that would have the potential for significant heat gain due to their southwestern exposure. The proposal could incorporate extended roof overhangs, or other solar shading devices such as sun shades to reduce this potential heat gain. It may also be possible to consider planting trees along the edge of the driveway as shown in the rendered images.

Parking

The project will provide a total of 14 parking spaces. The code requires two parking spaces for each dwelling unit, one of which must be covered. For the six residential units proposed, 12 spaces would be required, six covered and six uncovered. The project proposes that all 12 spaces will be covered and enclosed within private two car garages. Five of these garages provide for the traditional side by side parking arrangement while the sixth garage is a tandem arrangement where one car parks in front of the other. The guest parking space requirement is 33% of the total number of dwelling units proposed within the project. For the six units, the requirement is 2 guest parking spaces. The two guest parking spaces are provided at the rear of the parcel. One long term bicycle parking space is required per unit. The parking garages are large enough that the bike parking is accommodated within each garage.

Wall

The proposal includes a six foot tall cement block wall on the property line, separating the project from the adjacent commercial office and oil change facility. The project side of the wall is proposed to be a smooth finish cement plaster painted to match the building while the side facing the commercial properties is proposed to be a painted finish only. Staff requests that the ARB comment on the proposed treatment of the painted side of the wall facing the commercial uses. Due to the potentially high visibility of this wall face, staff recommends that the ARB consider the visual impact this wall may have from off-site views.

Green Building

The applicant has employed several green building technics to improve the sustainability of the project. The following is a list of some of the items:

1) Wood I-joists or Web Trusses for Flooring.
2) Water Efficient Fixtures.
3) Operable Windows or Skylights are Placed to Induce Cross Ventilation in at least one room in 80% of units.
4) Low/No-VOC paints & coating.
5) Reduced formaldehyde in interior finish.
6) Permeable pavers in driveway

ENVIRONMENTAL REVIEW

Since the project is within an existing urbanized area and only proposes a total of six new residential units, it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303.

ATTACHMENTS

Attachment A:	Draft ARB and Context Based Design Findings
Attachment B:	Draft Conditions of Approval
Attachment C:	Applicant's Project Description Letter
Attachment D:	Zoning Compliance Table
Attachment E:	Comprehensive Plan Compliance Table
Attachment F:	Location Map
Attachment G:	Public Comment
Attachment H:	Development Plans (Board Members Only)

COURTESY COPIES

Salvatore Caruso Design Corp., 980 El Camino Real, Suite 200, Santa Clara, CA 95050
Zhen Zhen Li, 18801 Bellgrove Circle, Saratoga, CA 95070

Prepared by: Russ Reich, Senior Planner

Reviewed by: Amy French, AICP, Chief Planning Official

CITY OF PALO ALTO

Architectural Review Board

Staff Report

Agenda Date: **August 1, 2013**

To: **Architectural Review Board**

From: **Russ Reich, Senior Planner** **Department: Planning and Community Environment**

Subject: **405 Curtner Avenue [13PLN-00098]:** Request by Salvatore Caruso on behalf of Zhen Zhen Li for Architectural Review of a new 7,425 square foot, three-story, six unit, residential condominium complex. Each unit will be provided with 4 balconies and a private at grade patio and a two car garage. Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines section 15303. Zone District: RM-30.

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 June 20, 2013, the ARB conducted a formal review of the project application and continued to the item to a date certain of July 18, 2013. At the applicant's request, the hearing was postponed to August 1, 2013. In the discussion section below, staff has summarized the comments provided by the ARB and how the applicant responded to them.

Site Information

The 12,375 sq. ft. site is located in the Multifamily Residential RM-30 zone district. The property is currently a vacant parcel. The site is relatively flat with 10 trees. Most of the trees are located along the left side of the property. Three of the trees are Valley Oaks and one is a large Coast Live Oak. Of the four oak trees, three are large enough to be considered protected trees under City ordinance. All of the oak trees will be retained. The property is bounded by two-story multifamily uses to the north east, a vacant parking lot for the former Compadres Restaurant to the south east, an oil change shop and office use to the south west, and Curtner Avenue to the northwest with single-story multifamily uses across the street. The property is located very close

to El Camino Real. It is the first residential parcel on Curtner behind the office and oil change shop that front on El Camino. Beyond the commercial properties that line El Camino, the neighborhood is an eclectic mix of one and two story multifamily buildings on both sides of Curtner Avenue.

PROJECT DESCRIPTION

The applicant has proposed to construct a new 35 foot tall three-story building to house six residential condominium units. A tentative map and final map will be processed to establish the six condominium units. Because there are more than four units, the map must be reviewed by the Planning and Transportation Commission and the City Council. Each of the units would be 1,237.5 square feet in area, resulting in a total building floor area of 7,425 square feet. Each unit would have three bedrooms, three bathrooms, a two car garage, multiple balconies and a ground level patio. Five of the garages would provide for side by side spaces and one would be a tandem garage. The garages would be accessed by a long driveway at the right side of the property. The driveway would be paved with permeable pavers and would extend from the street all the way to the rear of the lot, terminating at the rear of the parcel. The property would be separated from the adjacent commercial property parking lot by a six foot tall cement block wall. The wall would have a decorative cap and a smooth stucco finish on the side facing the project. The side of the wall facing the commercial parking lot would be a painted finish only. The rear and left side of the project would be enclosed by a seven foot tall decorative redwood fence.

The building would have a smooth cement plaster finish combined with horizontal Ipe wood siding at the front and rear. It would be accented by two large metal screens on the west side of the building. The garage doors, balcony railings, and window trims would all be of a brushed metal finish. The roof would be split down the center of the building allowing for clerestory windows for additional light. The roof would break in the center of the building, with the roof slanting in the opposite direction of the roof at the front and rear to break up the building mass. The electric and gas meters are proposed on the front face of the building and would be screened by a five foot tall stucco finish wall.

The front doors would have pedestrian access via a winding pathway that would extend from the sidewalk, along the left side of the building, through a landscaped garden area, and around the back of the building to connect up with the driveway. The front door of the street facing unit would face the street. The ten trees existing on the property are located on the left side of the parcel. Four of these trees would be removed and the six remaining trees would be located along the garden pathway. A new Elm street would be planted at the front of the project.

DISCUSSION

Trees

The ARB had noted concern over the landscape material selections proposed to be planted beneath the oak trees, understanding that regular watering can be detrimental to mature oak trees. The applicant has modified the landscape plan to remove the proposed plant material in exchange for a layer of bark mulch.

Entries

Several ARB members commented that the front entries to the residential units were too obscure and hard to find and that they needed to relate better to the street. There was a desire stated by the ARB to provide an image to better understand the quality and character of the entry patio areas. The ARB also noted that the pathway to the entries should have more emphasis such that the front entry door locations would be clearer and that the pathway should be away from the transformer.

The applicant has reoriented the front entry of the end unit such that it faces the street. The entries to each of the other units have also been modified to be more prominent along the garden pathway. They have been moved out of the ground floor patio areas to be more visible, and each would have porch steps and overhangs. The pathway has also been moved away from the transformer. No physical elements, such as an arbor, have been added at the sidewalk to further emphasize the entry path. An image of the proposed patio areas has been provided on sheet A3.4.

Building Mass

The ARB stated that the building felt too monolithic and linear. Many comments focused on the long unbroken roof design and how it needed to be broken up to improve the massing of the building. Another commented that employing texture, color, or material changes at the different floor levels may help to break down the perceived height of the building. The applicant has revised the roof such that, in the center, the roof slopes in the opposite direction, providing an additional level of detail that breaks down the scale of the building. A contextual site plan has been provided to show how the height of the proposed building would relate to the existing adjacent structures.

Building Color/Materials

The ARB was not supportive of the initial color scheme and was concerned that the laminate wood panels would appear too shiny. The applicant has revised the color and material palette and has replaced the stone veneer at the base with a lavender colored stucco finish. The laminate wood panels have been eliminated and a new Ipe horizontal wood siding material that is a reddish brown color has been added at the front and rear of the building.

Details

The ARB requested to see additional details and sections to better understand the proposal. Details for items such as gutters, downspouts, and eave soffits were requested along with additional building sections. The applicant has provided additional building sections and details.

West Side Property Boundary

The ARB felt that the driveway side of the project needed some additional landscape treatment. The plan has been revised to include black bamboo on both sides of the wall along the property boundary. Only one of the two neighboring commercial properties would agree to allow the bamboo planting on their property.

Canted windows

The ARB did not view the canted dining room windows as a positive design aspect and encouraged the applicant to reconsider them. The applicant has revised the proposal to eliminate

the canted windows, so the dining rooms now have flat, large, floor to ceiling windows that are forward of the upper floor wall plane.

Solar Heat Gain

The ARB recommended that the applicant consider the solar heat gain from the significant glazing on the west facing elevation. The applicant has revised the west elevation to increase the overhangs and reduce the amount of glazing on that elevation. Staff requests that the ARB consider if enough has been done to reduce the solar heat gain or if there are additional measures that should be employed to further reduce the solar heat gain on the west elevation. The large floor to ceiling bay windows still have little to no shading.

Parking

The trash enclosure has been removed to provide additional room to aid in the maneuverability of the vehicles accessing the guest parking spaces at the end of the driveway. Trash storage has been moved to the interior of the individual garages.

Solar PV on the roof

The ARB noted that the large expansive roof area would provide a good opportunity for Photo Voltaic (PV) panels. The applicant has revised the plan to include PV panels on the roof.

ENVIRONMENTAL REVIEW

Since the project is within an existing urbanized area and only proposes a total of six new residential units, it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303.

ATTACHMENTS

Attachment A:	Draft ARB and Context Based Design Findings
Attachment B:	Draft Conditions of Approval
Attachment C:	Applicant's Project Description Letter
Attachment D:	Zoning Compliance Table
Attachment E:	Comprehensive Plan Compliance Table
Attachment F:	Location Map
Attachment G:	Public Comment
Attachment H:	ARB staff report (without attachments), June 20, 2013
Attachment I:	Applicant's response letter from the June 20, 2013 ARB hearing
Attachment J:	Development Plans (Board Members Only)

COURTESY COPIES

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