



City of Palo Alto
Department of Planning and Community Environment

DATA SUMMARY SHEET

RM-40 HIGH DENSITY MULTIPLE-FAMILY RESIDENCE
ZONE PLANCHECK WORKSHEET

PROJECT ADDRESS:
APPLICANT: PHONE:
OWNER: PHONE:

DATE SUBMITTED: DATE ZONE CHECKED:
DATE NOTICE OF INCOMPLETE SENT: DATE RVSD DWGS RCVD:

SCOPE OF PROJECT:

PROPOSED USE CATEGORY: SEE PAMC, SECTION 18.26.030 & .040
(Circle one)

PERMITTED CONDITIONAL GRANDFATHERED LEGALLY NONCONFORMING
(Attach supporting documentation)

OCCUPANCY GROUP(S) PER UBC:
TYPE OF CONSTRUCTION PER UBC:

- ADJACENT TO SCVWD P.O.W. OR ANY CREEK?
ADJACENT TO STATE HIGHWAY?
PAST VARIANCE?
PAST USE PERMITS?
STANFORD PROPERTY?
SPECIAL FLOOD ZONE?
HISTORIC INVENTORY LIST?
HAZARDOUS MATERIALS?
NOISE ISSUES?
CLEANUP SITE?
PROJECT 5 ACRES OR MORE?

BLOCK MAP:

Book # Page # (Block Map available at the City of Palo Alto Development Center)
Distance from sidewalk to PL:

Underlying lot lines?
Easements

ZONE MAP:

Page #

(Zone Map available at the City of Palo Alto Development Center.)

<u>PAMC</u> 18.26.090	<u>SPECIAL SITE CONDITIONS</u>			<u>SPECIAL REQUIREMENTS</u> In addition to RM-40 site development regulations
(a)	Single-family use	yes	no	(If yes: use R-1 site development regulations)
(b)	Professional and Medical Office existing on July 20, 1978, which were lawful conforming uses or conditional uses	yes	no	(If yes: remain grandfathered uses. Design Enhancement Exception (DEE) may be required. See 18.24.090 (b)(1))
(b)(2)	Remodeling, improvement on, or replacement of building originally designed and constructed for residential use.	yes	no	(If yes: subject to the issuance of a conditional use permit)
(c)	Two-family and multiple-family uses existing on July 20, 1978, which were lawful conforming uses or conditional uses	yes	no	(If yes: remain grandfathered uses. Design Enhancement Exception (DEE) may be required. See 18.24.090 (c))
(d)	Motel uses existing on July 20, 1978, which were lawful conforming uses or conditional uses	yes	no	(If yes: remain grandfathered uses. Design Enhancement Exception (DEE) may be required. See 18.24.090 (d))
	Is site in a Multi-Family District?	yes	no	(If yes: refer to Section 18.28 Multi-Family Design Guidelines)

**SITE AREA:** \_\_\_\_\_ sqft

**See PAMC, Section 18.26.050**

Distance from sidewalk to PL: \_\_\_\_\_  
Lot Dimensions: L: \_\_\_\_\_ W: \_\_\_\_\_  
Easements: \_\_\_\_\_

drawings are: *correct* *incorrect*  
drawings are: *correct* *incorrect*  
drawings are: *correct* *incorrect*

**SETBACKS:**

**See PAMC, Section 18.26.050**

Special Setbacks:    yes            no  
(If yes: Front \_\_\_\_\_ Rear \_\_\_\_\_ Left side \_\_\_\_\_ Right side \_\_\_\_\_)  
Property adjacent to R1, R2, RMD?    yes    no    (If yes: special setbacks apply for structures over one story)

	<u>Required</u>	<u>Proposed</u>
<u>First Floor</u>		
Front yard:	20'	_____
Rear yard:	10'	_____
Left interior side:	10'	_____
Right interior side:	10'	_____
Side adjacent to street	16'	_____
Arterial street setback:	25'	_____
<u>Second Floor</u>		
Rear yard:	20'	_____
Left interior side:	½ the height of the	_____
Right interior side:	actual structure, but not less than 10'	_____

**WALLS, FENCES, AND LANDSCAPING:**

**See PAMC, Section 16.24**

	<u>Required</u>	<u>Proposed</u>
Front:	_____	_____
Rear:	_____	_____
Interior side:	_____	_____
Street side:	_____	_____

None proposed

**REGULATED TREES:**

Has a Tree Disclosure Statement been completed?	yes	no
Are street trees shown?	yes	no
Are new driveway/ utilities 10' clear from street tree?	yes	no
Are Protected Trees with dripline canopy shown on plans?	yes	no

(Arborist report needed if disturbance is within dripline)



**DAYLIGHT PLANE**

See PAMC, Section 18.26.050(f)

Include daylight plane calculations on plans at building elevations and section drawings

Regulation: daylight plane measured 15' above side and rear property lines and an angle of 45-degrees to a maximum height of 40'

Building meets regulations?

Rear:	yes	no
Left side:	yes	no
Right side:	yes	no



**HEIGHT**

See PAMC, Section 18.26.050(f)

Allowable: 40'

Proposed: \_\_\_\_\_



**LOT COVERAGE**

See PAMC, Section 18.26.050(g)

Allowable: (.45 x Lot Area): \_\_\_\_\_ square feet

Proposed: \_\_\_\_\_ square feet = \_\_\_\_\_ %

Covered Patio: \_\_\_\_\_ square feet = \_\_\_\_\_ %



**FLOOR AREA**

See PAMC, section 18.26.050(h)

Allowable: \_\_\_\_\_ x Lot Area = \_\_\_\_\_ square feet

Total Proposed: \_\_\_\_\_ square feet = \_\_\_\_\_ %

Maximum square feet per UBC: \_\_\_\_\_ Proposed: \_\_\_\_\_

Basement:

Existing: \_\_\_\_\_ sqft

To be removed: \_\_\_\_\_ sqft

New: \_\_\_\_\_ sqft

Exempt: \_\_\_\_\_ sqft

Net proposed: \_\_\_\_\_ sqft

2<sup>nd</sup>Floor:

Existing: \_\_\_\_\_ sqft

To be removed: \_\_\_\_\_ sqft

New: \_\_\_\_\_ sqft

Exempt: \_\_\_\_\_ sqft

Net proposed: \_\_\_\_\_ sqft

1<sup>st</sup> Floor:

Existing: \_\_\_\_\_ sqft

To be removed: \_\_\_\_\_ sqft

New: \_\_\_\_\_ sqft

Exempt: \_\_\_\_\_ sqft

Net proposed: \_\_\_\_\_ sqft



**USABLE OPEN SPACE:**

See PAMC, Section 18.26.050(i)

Common (ground floor only):

Minimum: 20% Proposed: \_\_\_\_\_ square feet = \_\_\_\_\_%

Private/ Ground Floor:

Minimum: 80sqft, 6' min. length or width Proposed (each unit): \_\_\_\_\_

Private/ Balconies:

Minimum: 50 sqft Proposed (each unit): \_\_\_\_\_



**DENSITY**

See PAMC, Section 18.26.060

Proposed number of dwellings \_\_\_\_\_

Permitted Densities RM-40:

**Lot size , Lot area** (in square feet)

**Number of dwelling units/ square feet of Lot area**

Up to – 5,999

1 unit

6,000 – 8,499

3 units

8,500 and over

6 units plus 1 unit/ each additional 1,030 square feet



**PARKING**

See PAMC, Section 18.26.070 and 18.83

Location: Cannot park in required front setback, nor in the first 10 feet adjoining the street property line of a required street side yard.

Required: Single-Family use:	2 spaces/ d.u.	= _____ spaces
Two-Family use:	1.5 spaces/ d.u.	= _____ spaces
Multiple-Family use:	1.25 spaces/ studio	= _____ spaces
	1.5 spaces/ 1 bedroom unit	= _____ spaces
	2.0 spaces/ 2 or more bedrooms	= _____ spaces
Lodging:	1 space/ lodging unit	= _____ spaces
	Plus requirement based on single-family use,	
	2-family use, or multiple-family use on same site	= _____ spaces
Guest Parking (required only for greater than 3 units):		
	1 + 10% of total number of units	= _____ spaces
	<b>PROPOSED TOTAL</b>	= _____ spaces

(circle one)

Parking Spaces Type:

Standard only

Standard and compact: % standard \_\_\_\_\_ % compact \_\_\_\_\_

Uniclass only (see PAMC, Section 18.83.090 (m), table 6)

Parking Space Size:

See PAMC, Section 18.83.090(m), Table 4.5

Driveway Aisle Dimensions:

See PAMC, Section 18.83.090(m), Table 4.5

