



City of Palo Alto

Architectural Review Board ARB Staff Report

ITEM #2

(ID # 5775)

Report Type: New Business

Meeting Date: 5/21/2015

Summary Title: 203 Forest Avenue - 14PLN-00472

Title: 203 Forest Avenue [14PLN-00472]: Request by Ken Hayes Architects, Inc. on behalf of 203 Forest Avenue LLC, for Architectural Review of a proposal to construct a new 4,999 s.f. residential addition adding to an existing 4,626 s.f. commercial building on an 5,000 s.f. site in the Downtown Commercial (CD-C (GF)(P)) zoning district. Environmental Assessment: Categorical Exemption.

From: Jonathan Lait

Lead Department: Architectural Review Board

RECOMMENDATION

Staff recommends the Architectural Review Board (ARB) review the proposed project, provide feedback based on the context-based design criteria, Downtown Urban Design Guide and Architectural Review findings, conduct a hearing to receive public testimony, and continue the project review to a date certain.

EXECUTIVE SUMMARY

Staff is seeking the ARB's input on the site design, project architecture, and streetscape elements. The project did not have the benefit of a preliminary ARB review. Key architectural review considerations at this first formal hearing include:

- Site planning and circulation: ensure safe and convenient access to the property by considering the curb cut closure on Emerson Street,
- Open space design: create open spaces that are usable and attractive for building occupants and/or the public at large,
- Street building façades: promote building design that has strong relationship with the pedestrian and historic context,
- Massing and setback: promote building design with articulation to minimize massing and to create harmonious transition to surrounding structures.

A continuance would allow the applicant to receive feedback from the ARB and members of the public, and revise the project plan as needed.

BACKGROUND

Site Information

The project site is 5,000 square feet (sf) located at the northeast corner of Forest Avenue and Emerson Street (Attachment A). The project site is bounded by a one-story retail building to the north along Emerson Street, a two-story office building to the east along Forest Avenue, a one-story office building to the south across Forest Avenue, and a five story mixed use building to the west across Emerson Street. The site is zoned CD-C (GF) (P), Commercial – Downtown Community with Pedestrian and Ground Floor Combining Districts.

Prior to 2013, the site was zoned (CD-C (P)) district. The City's zoning map was amended on April 8, 2013 to include this property in the Ground Floor (GF) combining district.

The building was formerly occupied by a drive-through dry-cleaning establishment with through access from Forest Avenue to Emerson Street. The building is currently occupied by general office. In the years between the original cleaners use and office use, the building was occupied by a bank (financial service use), and later, via approval of a Conditional Use Permit, a gym (commercial recreation use).

The existing building on the site contains 4,626 sf of floor area within a ground floor and mezzanine. When the City's zoning map was amended on April 8, 2013, the existing office use became a legal non-conforming use that may continue as long as there is no lapse in occupancy for 12 months or more and changes to the use are compliant to the provisions in the Palo Alto Municipal Code (PAMC). The Urgency Ordinance adopted by City Council May 11, 2015 does not apply to this property, since the existing office use is not a retail use.

The site is located within the University Avenue Downtown Parking Assessment District (District) and was previously assessed for 3,306 sf of floor area (without consideration of the existing mezzanine), requiring provision of 13 parking spaces. The property owners have participated in payments into the District for 12 parking spaces. There is one covered parking space currently provided on-site at the main building entrance, which has access from Forest Avenue. There is also a driveway on the east side of the building providing access from Forest Avenue. While there is an existing pattern of more than one vehicle parked on site, these are tandem parking spaces that do not meet commercial parking standards, and therefore do not serve as code required parking spaces.

Project Description

The applicant proposes to maintain the existing building and office use, and construct one new residential unit (\approx 4,382 sf). The proposed residential gross floor area is 4,999 sf, including the residential unit on the third floor, a study area on the second floor, and the private stair and elevator access on all floors. The applicant intends to subdivide the commercial and residential uses by creating two condominium units.

The proposed alterations include parking facilities on the ground level. Two new, enclosed parking spaces are proposed for the new residential unit. These two spaces would be provided in a new tandem garage added to the east side of the building using an existing curb cut and driveway access from Forest Avenue. The existing, covered parking space for commercial use will remain at the main building entrance with access from the existing driveway. This parking space would be designed to comply with required accessibility standards.

The curb cut that currently provides vehicle access onto Emerson Street will be closed and access to the building at that location would be restricted for pedestrian use only. The two existing pedestrian entrances to the commercial space will be maintained. A new stairway is proposed for the residential unit; it will be located between the existing commercial entrances adjacent to Forest Avenue. A new elevator access for the residential tenant will have direct access from Forest Avenue.

A 577 sf landscape open space is proposed to be located on the ground floor along with 150 sf of designated pedestrian areas. In addition, an 837 sf rooftop terrace would be located on the third floor for the residential tenant.

DISCUSSION

Comprehensive Plan Conformance

The Comprehensive Plan (Plan) land use designation for the project site is Regional/Community Commercial. The Plan characterizes the University/Downtown as a Regional Center. The Plan encourages all Centers to upgrade and revitalize in a manner compatible with the character of surrounding neighborhoods (Policy L-18), support mixed use development containing housing (Policy L-19 and H-4), and encourage quality design that reinforces the pedestrian character (Policy L-23 and T-22). The proposed use is consistent with the land use designation. The project's overall relationship with the Comprehensive Plan is discussed within Attachment C.

Zoning Compliance

The site at 203 Forest Avenue is located within the Downtown Commercial Community zoning district with Ground Floor and Pedestrian Combining Districts (CD-C (GF) (P)). The project site is located in a transition zone between the CD-C commercial district and South of Forest Area Coordinated Area Plan II area. The development standards of this zoning designation do not include required setbacks from property lines and maximum site coverage, with the exception of a ten foot rear setback for the residential portion of the building. The proposed residential unit is set back 10'-6" from the rear property line. The open terrace/balcony of the residential component on the third floor would extend to the rear property line, with a four foot wide landscaped buffer. The proposed addition would reach a height of 35 feet, where the maximum height for this site is 50 feet.

A mixed use building in the CD-C zoning district may have a maximum floor area ratio (FAR) of 2.0:1. In the case of this 5,000 sf site, the total allowable FAR for a new building is 10,000 sf, with a maximum of 1.0:1 FAR (5,000 sf) for commercial and 1.0:1 FAR (5,000 sf) for residential uses. The project site has an existing 0.93:1 FAR (4,626 sf) commercial space that houses a non-conforming office use. The proposal will not change the exterior and interior configuration of the existing commercial use. However, the building façade will be remodeled to accommodate a new garage as well as stair and elevator access for the new residential unit on top of the existing building. The total new floor area includes 0.99:1 FAR (4,999 sf) for residential use and a 46 sf trash area for commercial use. The zoning compliance table summarizes the applicable development standards to the project (Attachment D).

The proposal would increase the commercial floor area by 46 sf for a new covered trash enclosure to meet current requirements; the total floor area ratio for commercial use would remain at 0.93:1. The construction of a trash enclosure that is compatible with the design of the project will enhance the aesthetic quality of streetscape and is consistent with the Performance Criteria for all commercial uses in commercial districts.

Pedestrian Shopping Combining District

The site is subject to the Pedestrian Shopping combining District (P), which requires projects to incorporate design features that foster a lively pedestrian environment and an economically healthy retail district. Projects with this designation must incorporate the following features:

- (1) Display windows, or retail display areas;
- (2) Pedestrian arcades, recessed entryways, or covered recessed areas designed for pedestrian use with an area not less than the length of the adjoining frontage times 1.5 feet; and
- (3) Landscaping or architectural design features intended to preclude blank walls or building faces.

The existing building does not have display windows facing Emerson Street and Forest Avenue, and this would not change with the project. The project site has 50 feet of frontage on Emerson Street and 100 feet of frontage on Forest Avenue. A total of 225 sf of area intended for pedestrian oriented features is required pursuant to PAMC 18.30(B).040(a).

On the Emerson Street façade, the applicant would maintain the 14 foot wide blank wall of the existing building. The existing vehicular drive-through access would be removed to enable a five (5) foot wide pedestrian walkway to a covered pedestrian area and landscaped open space. Next to the pedestrian walkway, a 2'5" deep and 27 foot long landscape planter is proposed along the frontage of Emerson Street. A five foot tall wall is proposed behind the planter to screen parking and trash areas from Emerson's view.

The planter and wall would wrap around the street corner and continue along Forest Avenue. A 3' x 2'6" recessed area is proposed between the planter and the ADA parking space as a pedestrian feature. Beside the covered parking space, another 9' x 9' covered, recessed

pedestrian area is proposed near the new residential stair access entrance. The building façade would continue with a 34'6" long wall (stair) along Forest Avenue that would have two 1'6" wide by 7 foot tall windows near the 5' 10" wide recessed entrance to the residential elevator. The façade continues with an 11'4" wide blank wall (elevator) and the 10'6" garage entrance. The project includes some blank building faces that are primarily designed to serve the internal function, which may not foster pedestrian interest.

The project designates three areas, a total of 150 sf, for pedestrian features and includes landscape features that would be highly visible at the street corner. The proposed areas designed for pedestrian interest appears to be less than the required amount of 225 sf. The project includes more landscaped open space than is required by code; therefore, this area can be converted to fulfill this requirement. However, staff requests the ARB's input on the quality of the proposed pedestrian areas with respect to functionality, given their proximity to vehicle activity and the ancillary service area (i.e. recycling and trash area). Staff encourages the ARB to discuss design adjustments that could better support an attractive pedestrian environment.

Ground Floor Combining District

The ground floor (GF) combining district is intended to modify the use allowed in the CD commercial downtown district to allow retail and other specific retail-like uses only. If the office use were to be vacated for 12 months, the nonconforming office use status would be nullified and only permitted or conditionally permitted ground floor uses would be allowed. Although the existing office use is an existing and continuing use, staff encourages the applicant to propose an architectural design that reflects the goals of current GF and P combining zoning districts and would be compatible with ground floor retail uses.

Downtown Urban Design Guide

The project is subject to the Downtown Urban Design Guide (Guide), which was developed to provide guidelines for development and design in the downtown area. The project site is located within the South of Forest Area Commercial District. The Guide encourages new development to maintain the quaint and eclectic character and scale of the area, as well as optimizing the area's aesthetic quality with improved landscape and usable public open spaces. The project site is also located within the Emerson Street secondary district. This secondary district is created for its distinct architectural characteristics and its role as a vital pedestrian connector to the retail core.

The project will maintain the high ceiling appearance by introducing transom grilles that follow the general architectural patterns in the area, as well as proposing a landscaped frontage along Emerson Street and at the corner of Forest Avenue. To ensure the project will support the vibrant pedestrian quality of the street and the historic architectural expression of the district, staff seeks the ARB's input on the project's approach to façade design, pedestrian friendly features and use, and the built form composition.

Context-Based Design Consideration and Findings

Staff would prepare draft Architectural Review (AR) Findings specific to the project, in accordance with PAMC 18.76.020 (d), for the second formal ARB hearing. The generic AR Findings are provided as Attachment B for the ARB's consideration. In addition to zoning compliance and Architectural Review approval findings, the context-based design criteria found in PAMC 18.18.110 must be met to allow approval of this project. The applicant's response to the context-based design criteria is in Attachment E. Staff includes the findings that appear relevant to this project for discussion purposes.

- 1. Pedestrian and Bicycle Environment: The design of new projects shall promote pedestrian walkability, a bicycle friendly environment, and connectivity through design elements.*

The project will enhance the existing pedestrian environment by providing new sidewalk planters and new street trees. Bicycle parking will be located in proximity to abutting sidewalks. However, the bicycle amenity should be provided in a location that minimizes conflicts between vehicular and service uses. The proposed location for the bicycle locker near the trash enclosure and ADA parking may impose challenges for ready and safe access when a four foot wide aisle is required to allow bicycles to maneuver in and out of the bike parking areas (PAMC 18.54.060(b)(2)(D)).

Pedestrian access-ways would connect to both Forest Avenue and Emerson Street, though through access would be interrupted by outdoor furniture. On the primary pedestrian routes, canopies and recesses are proposed for entrances as weather protection. No new vehicular access is proposed and there are two existing vehicular accesses from Forest Avenue that would be retained. The closure of the curb cut on Emerson would improve the pedestrian environment. The project would maintain the existing office use, and provide a pedestrian lobby and parking garage as ground floor uses serving the new residential use. These ground floor uses are not conducive to pedestrian viewing, which may make display windows less desirable as a pedestrian design feature. Staff encouraged the ARB to explore design alternatives that would respect the existing interior function while maintaining the vitality of pedestrian environment.

- 2. Street Building Façade: Street façade shall be designed to provide strong relationship with the sidewalk and the street(s), to create an environment that supports and encourage pedestrian activity through design elements.*

The proposed placement and orientation of entrances are street facing; however, the main entrance becomes less visible from the front façade with a screen wall proposed along Emerson Street. The project includes decorative pavers to integrate the building with abutting sidewalks. Overhangs and canopies are proposed for the primary pedestrian access to the building. The majority of building façade along Forest Avenue comprises of blank walls and void space (parking area). Other design elements are encouraged to create pedestrian scale and to help break up building mass at street level.

With the exception of the window openings by the new stairway and elevator area facing Forest Avenue, the second floor is mainly enclosed by either solid walls or perforated metal screens. As high parapet walls and transom windows are common architectural features in the block that contribute to the appealing pedestrian character, the composition of these features can be enhanced to better respect the street façade rhythm.

On the third floor, the new residential unit will orient outward and will have a strong presence on the street. The street facing sides and east side of the building would have the same level of design care and integrity, while the north façade can be improved as it is visible from Emerson Street. Staff requests the ARB's feedback on the proposed design elements to ensure the design will support strong relationship with the sidewalks and streets.

3. *Massing and Setbacks: Building shall be designed to minimize massing and conform to proper setbacks.*

The front walls of the proposed upper floor addition are located at the property lines. The building base would maintain the existing setback at the street corner. A five foot tall, concrete screen wall would wrap around the corner and a 1' by 2'7" concrete column is proposed to support the upper floor mass at the corner. Although the edge is softened with landscaping at the street level, the upper levels have no apparent design feature that would accentuate the street intersection. Rooflines appear to emphasize the residential addition at the northwest corner and the elevator shaft at the southeast corner. While the upper floor on the east side would be set back to relate to the existing context, the north side addition is placed at the interior side property line with little transition. Staff requests the ARB's feedback on the proposed massing composition to support building design that would create visual interest and promote harmonious transition.

5. *Project Open Space: Private and public open space shall be provided so that it is usable for the residents, visitors, and/or employees of a site.*

The project includes landscape open space on the ground level and on the third floor. These spaces are sited and designed for commercial and residential tenants with planters, textured and colored pavers, and benches. The open space on the ground floor would be accessible by a pedestrian pathway from Emerson Street. This space would not be accessible from Forest Avenue with the proposed landscape configuration. The view of this space is mainly oriented inward to the building. It is not situated in a location that will activate the street façade and 'increase eyes on the street'. The third floor open space would have 10'6" of frontage on Forest Avenue. This space would have ample solar access and a landscaped buffer. Staff seeks feedback from the ARB on the functionality and aesthetic quality of the proposed open spaces.

6. *Parking Design: Parking needs shall be accommodated by shall not be allowed to overwhelm the character of the project or detract from the pedestrian environment.*

The project would remove one curb cut driveway from Emerson Street and maintain two existing vehicle accesses from Forest Avenue. A new two-car residential garage will be constructed at the existing driveway access east of the project site. The existing commercial parking space by the main building entrance will be screened from Emerson Street. Decorative pavers are incorporated into the surface of this existing parking space. While the proposal will enhance the pedestrian environment on Emerson Street, and allow for successful street tree growth, staff has concerns about the removal of the drive through access. According to PAMC 18.54.020(a)(5), the parking facility would be required to be set back a sufficient distance from the street so that vehicles need not back out into or over a public street or sidewalk. Staff encourages the ARB to discuss site circulation and design alternatives that would balance the vehicle and pedestrian needs.

8. *Sustainability and Green Building Design: Project design and materials to achieve sustainability and green building should be incorporated into the project. Green building design considers the environment during design and construction.*

The project will incorporate sustainable materials, including concrete, high efficiency glazing systems, plaster finishes, and photo-voltaic panels to meet the Build-It-Green standards.

Trees and Landscaping

The proposed landscaping would include the retention of two existing street trees, a holly oak tree on Forest Avenue and a cork oak tree on Emerson Street. A total of two new 24" box Maidenhair trees are proposed on Forest Avenue and Emerson Street respectively. The planters on public rights-of-way will be improved to enhance the livelihood of existing street trees and pedestrian experience on abutting sidewalks. Linear planters are proposed in the covered open space on the ground floor and uncovered terrace on the third floor. New landscape materials are proposed to be compliant with the Landscape Water Efficiency Ordinance.

Parking and Circulation

The project site currently includes two driveway curb cuts on Forest Avenue and one curb cut on Emerson Street. The existing driveway on the east side of the existing building (fronting Forest Avenue) will serve as access to the proposed covered garage that will provide two tandem parking spaces for the new residential use. The existing commercial parking space by the main entrance will be modified in compliance with the current accessibility standards. The driveway access to Emerson Street will be closed for a landscape planter and other pedestrian amenities. The Parking Facilities Design Standards code (PAMC Chapter 18.54) requires parking facilities to be set back a sufficient distance from the street so that vehicles need not back out into or over a public street or sidewalk. The applicant is aware of this concern, but has not requested a Design Enhancement Exception to PAMC Section 18.54.020(a)(5).

The project would maintain two existing pedestrian pathways to the building. A new entrance is proposed by the existing commercial entrances for the residential unit. Another new pedestrian entrance is proposed on Forest Avenue, to access the elevator serving the residential unit.

Two long term and one short term bicycle parking spaces are required for this project. A bicycle locker is proposed next to the ADA parking space, and another long term bicycle parking space is proposed by the residential elevator under the stairway. A short term bicycle rack is proposed by the sidewalk on Forest Avenue. Staff is concerned about the locker near the trash enclosure and ADA parking space; a minimum four foot wide aisle is required to allow bicycles to maneuver in and out of the bike parking areas (PAMC 18.54.060(b)(2)(D)), and is not provided.

Historic Consideration

The existing building was built in 1958 and the property has no existing historic designations or previous evaluations. As the building is older than 50 years and located in a contextually sensitive area, the applicant submitted a Historic Resource Evaluation (HRE, Attachment F) to assess the property's eligibility under the National Register, California Register and the City's Historic Inventory eligibility criteria. The HRE was reviewed by the City's historic resources planner. Based on the evaluation, the existing building is found not historically significant.

The Downtown Urban Design Guide identifies the Emerson Street corridor as having its own distinct architectural characteristics and strong historic character. Staff requests the ARB to comment on the compatibility of the proposed project with respect to the architectural character of Emerson Street. The buildings on this block of Emerson include Historic Resources Inventory Categories 2, 3, 4. The attached context map (Attachment G) outlining the historic status of nearby buildings is provided for discussion. Architectural Review Finding #4 requires that "in areas considered by the board as having a historical character, the design is compatible with such character." The finding that Emerson Street has a historical character is described in the Downtown Urban Design Guide.

Based on developing policy and the sensitive context of the project site, staff has decided that it is appropriate to refer the application to the HRB for review and comment at the May 28 HRB meeting. PAMC 2.27.040(b) states that one of the HRB's duties is to "inform the ARB of the historical and or architectural significance of historic commercial and multiple family structures in the downtown area and any such buildings designated as significant elsewhere in the City that are under review by the ARB. Submit recommendations to the ARB regarding proposed exterior alterations of such historic structures."

The project was not previously referred to the HRB because there is no requirement in the Palo Alto Municipal Code for HRB review projects that do not involve a Category historic property or a locally designated historic district.

Public Feedback

Staff has received correspondence from the public commenting on the project and the letters are included as Attachment H along with the applicant's response.

Environmental Review

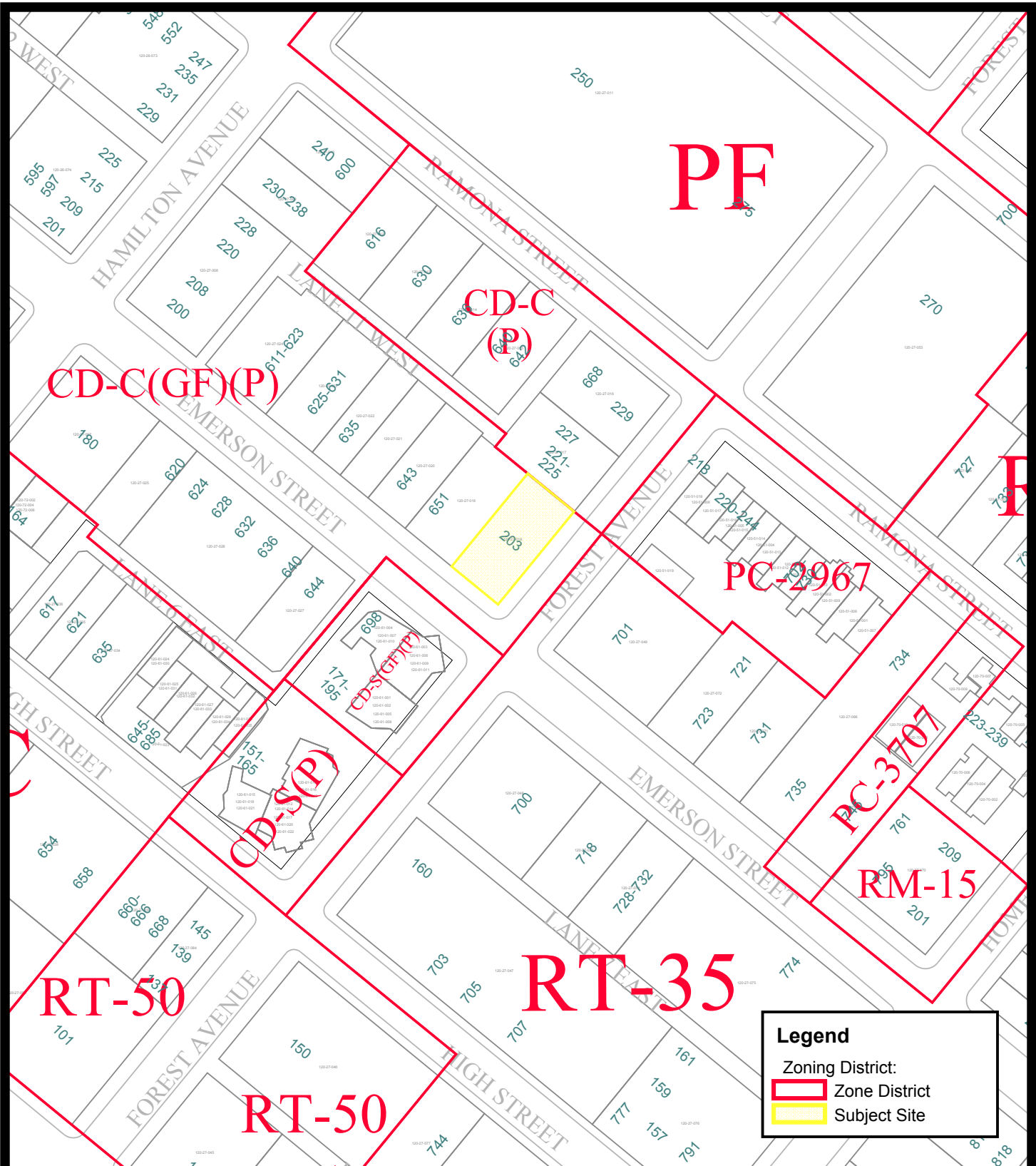
Pursuant to the requirements of the California Environmental Quality Act (CEQA), the project is categorically exempt from CEQA, per Section 15301.

Prepared by: Christy Fong, Planner

Reviewed by: Amy French, Chief Planning Official
Jonathan Lait, Assistant Director

Attachments:

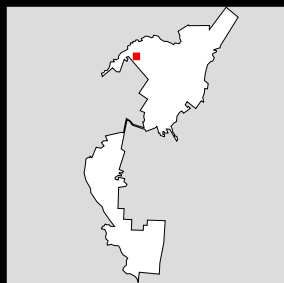
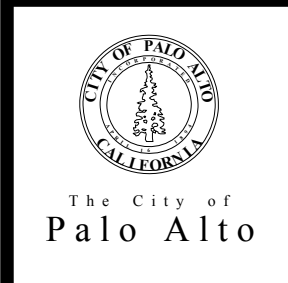
- Attachment A: Project Location Map (PDF)
- Attachment B: Architectural Review Findings (DOCX)
- Attachment C: Comprehensive Plan Compliance Table (DOC)
- Attachment D: Zoning Compliance Table (DOC)
- Attachment E: Applicant's response to context-based design criteria (PDF)
- Attachment F: Historic Resource Evaluation (PDF)
- Attachment G: Historic Context Map (PDF)
- Attachment H: Public Correspondence (PDF)



Legend

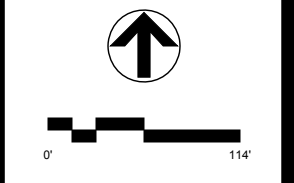
Zoning District:

- Zone District
- Subject Site



203 Forest Avenue
Project Location Map

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



Palo Alto Municipal Code 18.76.020 (d) Architectural Review Findings

Neither the director, nor the city council on appeal, shall grant architectural review approval, unless it is found that:

- (1) The design is consistent and compatible with applicable elements of the Palo Alto Comprehensive Plan;
- (2) The design is compatible with the immediate environment of the site;
- (3) The design is appropriate to the function of the project;
- (4) In areas considered by the board as having a unified design character or historical character, the design is compatible with such character;
- (5) The design promotes harmonious transitions in scale and character in areas between different designated land uses;
- (6) The design is compatible with approved improvements both on and off the site;
- (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;
- (8) The amount and arrangement of open space are appropriate to the design and the function of the structures;
- (9) Sufficient ancillary functions are provided to support the main functions of the project and the same are compatible with the project's design concept;
- (10) Access to the property and circulation thereon are safe and convenient for pedestrians, cyclists and vehicles;
- (11) Natural features are appropriately preserved and integrated with the project;
- (12) The materials, textures, colors and details of construction and plant material are appropriate expression to the design and function and whether the same are compatible with the adjacent and neighboring structures, landscape elements and functions;
- (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 and whether the landscape concept depicts an appropriate unity with the various buildings on the site;
- (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 following considerations should be utilized in determining sustainable site and building design:
 - (A) Optimize building orientation for heat gain, shading, daylighting, and natural ventilation;
 - (B) Design of landscaping to create comfortable micro-climates and reduce heat island effects;
 - (C) Design for easy pedestrian, bicycle and transit access;
 - (D) Maximize on site stormwater management through landscaping and permeable paving;
 - (E) Use sustainable building materials;
 - (F) Design lighting, plumbing and equipment for efficient energy and water use;
 - (G) Create healthy indoor environments; and

- (H) Use creativity and innovation to build more sustainable environments.
- (16) The design is consistent and compatible with the purpose of architectural review as set forth in subsection (a).

ATTACHMENT C
COMPREHENSIVE PLAN TABLE
203 Forest Avenue 14PLN-00472

<p>Policy L-18 Encourage the upgrading and revitalization of selected Centers in a manner that is compatible with the character of the surrounding neighborhoods.</p>	<p>The project is located within a Regional Center where upgrading and revitalization is encouraged. The proposal of a one story addition to an existing two story structure is generally compatible with the immediate environment. The project proposes landscape feature that would enhance the existing pedestrian environment in the area.</p>
<p>Policy L-19 Encourage a mix of land uses in all Centers, including housing and an appropriate mix of small-scale local businesses.</p>	<p>The project will not alter the existing commercial office use. The proposal is to provide a housing opportunity by expanding above an existing structure.</p>
<p>Program L-19: Support implementation of the Downtown Urban Design Guide. The Downtown Urban Design Guide is not mandatory but provides useful ideas and direction for private development and public improvement in the Downtown area.</p>	<p>The project incorporates many of the goals in the Downtown Urban Design Guide, it includes landscaping and public amenities that would enhance the existing pedestrian environment. The ARB may have additional design feedback and suggestions for the project to strengthen the district's identity and support the vibrant pedestrian character.</p>
<p>Policy L-20 Encourage street frontages that contribute to retail vitality in all Centers. Reinforce street concerns with buildings that come up to the sidewalk or that form corner plaza.</p>	<p>The project incorporates design features that reinforce the street corner with building façades that come up to the sidewalk.</p>
<p>Policy L-22 Enhance the appearance of streets and sidewalk within all Centers through an aggressive maintenance, repair and cleaning program; street improvements; and the use of a variety of paving materials and landscaping.</p>	<p>The project will enhance the existing appearance of sidewalk through street improvement and the use of landscaping. The project will include decorative pavers on the ground level to integrate with the abutting sidewalk.</p>

<p>Policy L-23: Maintain and enhance the University Avenue/Downtown area as the central business district of the City, with a mix of commercial, civic, cultural, recreational and residential uses. Promote quality design that recognizes the regional and historical importance of the area and reinforces its pedestrian character.</p>	<p>The project includes a mix of uses with several design considerations contained in the Downtown Urban Design Guide, including pedestrian friendly features (i.e. recessed entries and canopies). The ARB may provide guidance to ensure the project design would preserve the pedestrian-scale ambience and recognize the historic importance of the area.</p>
<p>Policy L-24: Ensure that University Avenue/Downtown is pedestrian-friendly and supports bicycle use. Use public art and other amenities to create an environment that is inviting to pedestrian.</p>	<p>The project incorporates pedestrian friendly features and supports bicycle use to complement the nearby Caltrain transit hub.</p>
<p>Policy L-48: Promote high quality, creative design and site planning that is compatible with surrounding development and public spaces.</p>	<p>Working with the existing building use and footprint, the project takes a creative approach to site planning. The ARB may provide guidance to ensure the project is compatible with surrounding development with appropriate massing and transition.</p>
<p>Policy L-49: Design buildings to revitalize streets and public spaces and to enhance a sense of community and personal safety. Provide an ordered variety of entries, porches, windows, bays and balconies along public ways where it is consistent with neighborhood character; avoid blank or solid walls at street level; and include human-scale details and massing.</p>	<p>The project is designed to revitalize the street by providing recessed entryways and canopies for weather protection. The ARB may comment on the quality of open spaces and the design of building façades to ensure the project will incorporate design features that will foster a sense of community and personal safety.</p>
<p>Policy T-19: Improve and add attractive, secure bicycle parking at both public and private facilities.</p>	<p>As conditioned to relocate bike locker to provide back up space, the project will provide sufficient bicycle parking as required for new construction.</p>
<p>Policy T-22: improve amenities such as seating, lighting, bicycle parking, street trees and interpretive station along bicycle and pedestrian paths and in City parks to encourage walking and cycling and enhance the feeling of safety.</p>	<p>The project will include amenities such as seating in the open space, improved lighting, bicycle parking and new street trees, and pedestrian paths to encourage walking and cycling.</p>
<p>Policy T-42: Address the needs of people with disabilities and comply with the requirements of the American with Disabilities Act (ADA) during the planning and implementation of transportation and</p>	<p>The project will upgrade the existing commercial parking space in accordance with ADA standards.</p>

parking improvement projects.	
Policy T-45: Provide sufficient parking in the University Avenue/Downtown and California Avenue business districts to address long-range needs.	The project will provide two on-site parking spaces as required for the new residential unit.
Program H-4: Allow increased residential densities and mixed use development only where adequate urban services and amenities can be provided and, in cases where the change in zoning is likely to lead to traffic congestion that will reduce levels of service below those acceptable to the City, adopt mitigation measures that will avoid this impact.	Residential use is anticipated in the CD zoning district. One new residential unit will not lead to traffic congestion. The addition of a new residential unit is subject to development impact fees for parks, libraries, community services, and citywide transportation.
Policy H-4: Encourage mixed use projects as a means of increasing the housing supply while promoting diversity and neighborhood vitality.	The proposed mixed use project provides one housing unit.

ZONING COMPLIANCE TABLE
 203 Forest Avenue / File No. 14PLN-00472
CD-C ZONE
 (Mixed Use Development Standards)

DEVELOPMENT STANDARDS	STANDARD	PROPOSED PROJECT	CONFORMS
Minimum Building Setback			
Front Yard	None Required	0	Yes
Rear Yard	10' for residential portion; no requirement for commercial portion	10' for residential portion; balconies extend up to 6' with landscaped buffer	Yes
Interior Side Yard	None Required	0	Yes
Maximum Site Coverage (building footprint)	None Required	4,597 sf	Yes
Landscape Open Space Coverage	20% 1,000 sf	24% 1,214 sf	Yes
Useable Open Space	200 sf per unit	200 sf	Yes
Maximum Height	50'	35'	Yes
Daylight Plane	Same as abutting residential zones	Not Applicable	Yes
Floor Area Ratio (FAR)	2.0:1 FAR 10,000 sf	1.93:1 FAR 9,657 sf	Yes
Parking Requirement (within the Downtown Parking Assessment District)	3 spaces 1 space for existing commercial area 2 spaces for new residential unit	3 spaces	Yes
Bicycle Parking	Long Term: 2 Short Term: 1	Long Term: 2 Short Term: 1	Yes



March 11, 2015

Ms. Christy Fong
City of Palo Alto
Department of Planning & Community Environment
250 Hamilton Avenue, 5th floor
Palo Alto, CA 94301

Re: 203 Forest Ave. ARB Minor Review – Contextual Findings

Dear Ms. Fong,

Below is our explanation of how the project responds to the context-based design criteria under PAMC 18.18.110. I have responded section by section.

18.18.110 (b) 1 Pedestrian and Bicycle Environment

The proposed addition of a residential use in this transition area between the CD-C zone and the SOFA II zone will certainly enhance and is compatible with the existing mix of uses that encourage walkability and bikeability throughout the entire day along with working close to home. Nothing adds to a downtown community more than people using it at all hours of the day.

Additionally, this project proposes to maintain the current sidewalk width along both Forest and Emerson; however, to protect the Cork Oak on Emerson and the Oak tree on Forest the addition of two large sidewalk planters are proposed behind the back of curb and extending along each frontage. These new planters not only will enhance the health of the two existing trees but will have two new trees planted in them along with various other low height ground cover. This landscaping will provide a welcome buffer along the street edge. A new bike rack will also be installed on the Forest frontage along with a long-term space in the under cover area in front of the building.

Currently, there is daily parking in the porch area in front of the building. Two driveway cuts provide access to this area. The area is unscreened from the sidewalk and the driveway cuts are interruptions in the sidewalk and streetscape. The project eliminates the driveway cut on Emerson Street and provides the one required parking space, an accessible van space, in the undercover drive-up space where several cars currently park. Screen walls, high enough to hide the car from view, are proposed behind seat-wall height planters at the property line. The screen walls will hide the one parking space while the seat walls will be a nice amenity for passersby to wait for others at this vibrant corner.

The front door to the office space is in its current location and the concrete paving of the under cover "front porch" is being replaced with decorative pavers. New potted plants are being added

and a bench will be located under this front porch area. This amenity will greatly enhance the existing condition of concrete and cars and provide a place for people.

18.18.110 (b) 2 Street Building Facades

The general rhythm of the street along Emerson consists of building facades of 25 – 50 foot widths. Building entries are typically located on the corners or mid-façade. This project proposes to keep the ground floor street facing wall creating an opportunity to break the mass of the upper floor creating a rhythm of 14 feet and 36 feet across the frontage. This is very consistent with the pattern of existing buildings. The openings on the ground floor define the entry points and allow visitors and passerby's to see into the front porch area that is naturally lit by large transom grilles on both frontages. These metal grilles have round perforations in them to allow light to enter the space in interesting shadow patterns. To further tie into the block, the line of the upper floor addition aligns with the top of the adjacent building façade on Emerson.

Along Forest Avenue the pattern of building is less rhythmic. The adjacent building is a mid-century modern, two-story, commercial building with a 50-foot façade broken into two large openings. Across the street is an open parking lot. On the ground floor the project maintains the existing opening for the commercial front porch area and provides a screen wall and seat wall planter similar to the Emerson Street frontage. The new residential addition drops to the ground floor on this side of the building as a board formed concrete wall matching the language of the front screen walls and rising up to define the elevator within. This serves to connect the use to the ground floor but to also provide visual relief and rhythm along this frontage. The large grid of windows, on a scale similar to the building next door, defines the stair where occupants will be seen traversing from the ground floor to their home above.

The materials are derived from the neighboring buildings along Emerson Street. The perforated metal cladding and wood panel skin of the Epiphany Hotel can be seen in the body of the upper floor as well as the transom openings of the front porch area. The board formed concrete of the Acme glass building can be seen in the new seat wall planters, screen walls and the residential elevator and stair.

18.18.110 (b) 3 Massing and Setbacks

The subject building is one story with an open corner and ambiguous setback, leaving the street edge poorly defined. The corner building across the street is a five story mixed-use building. At the other end of Emerson, the hotel is eight stories, while the building on the other Emerson corner is three stories tall. The buildings in between are a mixture of one and two story heights. Across Forest there is a parking lot with a one-story building and next door, on Forest, there is a two-story building. It seems appropriate that our project assist in the definition of the street through added height and defined setback. At two stories, it is certainly within the perceived context and compatibility criteria; however, the mass is broken down to provide visual interest and understanding with the elements of material, form and use. The residential form is clearly defined, reinforced by the wood panel cladding of residential uses nearby, and setback ten feet at the rear. It also acknowledges the modern building next door through massing of its windows and formal expression. The building comes up to the front setbacks, like the buildings next door, to define the street edge and the importance of the corner. It is a needed counter to the open parking lot across the street and defines the beginning of the CD-C district.

18.18.110 (b) 5 Project Open Space

Public open spaces have been provided along the street level through the building recesses, the front porch and seat walls on the first floor. Private open spaces are distributed on the second floor with a large roof terrace, extending the full depth of the site on the Forest transition to the lower building next door. High quality paving will be employed at the front porch along with amenities like planters and a seat bench.

18.18.110 (b) 6 Parking

The existing conditions of this building present a unique design challenge with regard to parking. The building, a former dry-cleaners, has used the front of the building site where there is a covered drive-in / drop-off area for patrons. The one parking space attributed to the project is located in this area. Two driveway cuts allow vehicles to drive through the site. The parking is the main use of the corner of the property.

The proposed project maintains the existing commercial building and adds the second floor residential above. The one commercial parking space must be made a van-accessible space and have a path of travel to the front door of the commercial use.

The proposed solution is to remove the driveway onto Emerson, as this is a vibrant pedestrian oriented street, and maintain the driveway cut on Forest. The driveway will serve the accessible van space. To make the area more pedestrian friendly, the existing concrete and asphalt will be removed and new decorative pedestrian pavers will extend throughout the former parking area. Potted plants and benches are being added in this area to make it feel more like a porch or outdoor space for pedestrians instead of a parking area. The van accessible space will, most likely, only be used occasionally and certainly not as frequent as the existing parking, adding to the idea of a front porch.

To hide the parking from the Emerson sidewalk frontage, 5'-6" tall board-formed-concrete screen walls with low, seat-wall-height planters are introduced to make this an amenity for passersby to sit on while waiting at the corner. The screen walls along with the second floor above also help define the front porch area as a unique amenity. Perforated metal panels fill the upper openings in the front walls of the building allowing light to flow into and animate the front porch area creating interesting patterns of light and shade.

18.18.110 (b)8 Sustainability and Green Building

Other than the very green notion of mixed-use development, various green building strategies have been incorporated into the project. In accordance with the city's Green Building Ordinance, this project will be Build it Green, Green Point Rated 50 minimum. We will also be using enhanced 75% construction waste reduction.

Further, the building seeks to use both conventional as well as sustainable materials, including a concrete, high efficiency glazing systems, plaster finishes, abundant day-lighting as well as an energy efficient cool roof. Also on the rooftop will be a photo-voltaic panel system to generate enough power for a goal of net zero electrical use for the residential portion of the project.

Please call me at (650) 365-0600 x15 if you have any questions.

Sincerely,



Ken Hayes
Principal
Hayes Group Architects

CC: David Kleiman, 203 Forest Avenue LLC

P A S T
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

January 21, 2015

David Kleiman
203 Forest Avenue, LLC
333 High Street
Palo Alto, CA 94301

Re: Historic Resource Evaluation for 203 Forest Ave., Palo Alto, CA
APN. 120-027-018; Project # 14PLN-00472

Dear Mr. Kleiman:

This letter states the findings of historic significance, based on our research and conditions assessment of the commercial building located at 203 Forest Avenue, in Palo Alto, California. PAST Consultants, LLC (PAST) attended a site visit to the subject property on January 6, 2015 to photograph the building and assess its existing condition. Research in local repositories was conducted in January 2015 to determine the historic significance of the commercial building on the subject property.

Summary of Findings

In summary, the building located on the property at 203 Forest Avenue is not historically significant under National Register Criteria, California Register Criteria or the City of Palo Alto's Historic Inventory (*PAMC Chapter 16.49*). Constructed in 1958 with an addition in 1964, the building was originally constructed as a commercial dry cleaning operation in the Modern Style using concrete block walls, flat roof and aluminum-frame fenestration. There are no previous historic designations or evaluations of this 57-year old property.

The proposed project includes a mixed commercial/residential use, with commercial spaces on the first floor and a residential rooftop addition. The following letter report describes the building on the subject parcel; summarizes the property history; and evaluates the building's eligibility under National Register, California Register and the City of Palo Alto's Historic Inventory criteria.

203 Forest Avenue: Property Description

Occupying a corner lot at the northeast corner of Forest Avenue and Emerson Street, the property includes a single commercial building (1958), designed as a dry cleaning operation in the Modern style. The building is of concrete block construction and features a projecting concrete cornice and angled front to accommodate a driveway connecting Forest Avenue and Emerson Street. A flat-roofed canopy with curved cornice is supported by three columns with a decorative concrete-block screen. An aluminum-framed entry with replaced doors and glazing is centered in the front of the composition. Fenestration consists of aluminum-framed plate glass windows in the recessed entrance and flanking the entrance (**Figures 1 and 2**).



Figures 1 and 2. Left image shows the building occupying the northeast corner of Forest Avenue and Emerson Street. The angled design allows for a driveway with Modern-style canopy. Right image shows a detail of the entrance canopy.

The building retains Modernist design elements, such as a decorative concrete screen within the canopy supports; a decorative band of diamond-shaped concrete blocks located on the Emerson Street elevation (**Figure 3**); and a diamond band along the 1964 Forest Avenue addition (**Figure 4**).



Figures 3 and 4. Decorative concrete blocks on Emerson Street, left; and Forest Ave, right (arrows).

203 Forest Avenue: Building Alterations

The building has undergone alterations, as shown on **Figures 5 and 6**, below. In 1964 an addition was constructed along the full length of the Forest Avenue elevation (**Figure 5**). While the aluminum framing appears original to the front entrance, the entrance doors have been replaced with double doors and all glazing appears to have been replaced (**Figure 6**).



Figures 5 and 6. Left image shows a view down Forest Avenue with the addition shown between the arrows. Right image shows a detail of the angled entrance and replaced glazing (arrows).

203 Forest Avenue: Property History

A 1924 Sanborn Map (with 1958 update) shows the block containing the subject parcel.

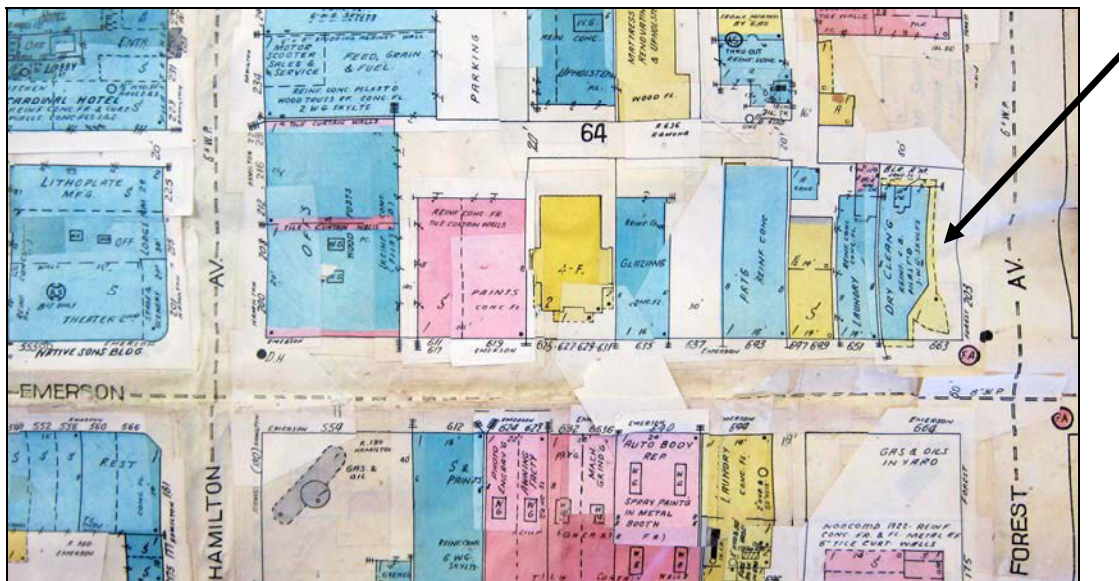


Figure 7. 1924 (revised 1958) Sanborn Map showing the building before the 1964 addition (arrow).

A view of the Sanborn Map (**Figure 7**) containing the subject property reveals a block of manufacturing and commercial development, such as cleaning, printing, upholstering, cabinet making and glazing operations.

Records at the Palo Alto Design Center confirm construction of a new building located at 203 Forest Avenue in 1958 (*Permit #17698, dated 8/25/1958*), with Clara Stromgren listed as owner and Vernon Jett as the contractor. *Polk's Palo Alto City Directory* for 1959 lists Cardinal Cleaners at the subject address, with the following leadership: Clara Stromgren (President); Emmett P. Casey, Jr. (Vice President); and Donald D. Casey (Secretary/Treasurer). Cardinal Cleaners was started by Emmett P. Casey, Sr. Following his tragic death in 1957, the two sons, Emmett, Jr. and Donald took over business operations and relocated to 203 Forest Avenue in 1958 ("*Emmett P. Casey dies in fire in P.A. Home,*" *Palo Alto Times, 4/3/1957*). In 1964, the brothers had the Forest Avenue addition constructed and changed the name to Cardinal Drive-in Cleaners, remaining at this location into the 1970s (*Polk's Palo Alto City Directories, 1958 – 1975*).

While Cardinal Cleaners was a successful business with several additional locations listed in city directories, it does not appear that Clara Stromgren, Emmett Casey, Jr., or Donald D. Casey have made significant contributions to local, state of California, or national history. The architect of the original building is unknown; local builder Vernon Jett is not a significant builder or designer. The architect for the 1964 addition is listed as Mattson & Mattson of Redwood City, a firm that is not considered locally or regionally significant.

203 Forest Avenue: Historic Resource Evaluation

Evaluation of National and California Register Significance

203 Forest Avenue is not historically significant according to National Register criteria. The property is not associated with events that have made a significant contribution to the broad patterns of our history. The building was occupied by commercial enterprises that do not represent significant historical associations with events or significant persons (Criteria A and B). The property has not yielded, nor does it have the potential to yield, information important to the prehistory or history of the local area, California, or the nation (Criterion D).

Since a historic context statement for Modernist buildings in Palo Alto does not exist and the subject property does not reside within a historic district, the building needs to be individually evaluated under National Register Criterion C as in individual resource. The commercial building is an example of 1950s Modern design, designed by an unknown architect. According to *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (printed, 1998 edition)*, for a property to be eligible as possessing "distinctive characteristics" of a type, period, or method of construction:

To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction (*Page 18*).

Characteristics of Modernist design in this building include concrete block construction with one bands of decorative concrete blocks on the side elevations; the angled entrance; the curved entrance canopy resting on a screen of decorative concrete blocks; and the concrete cornice running along the outer sides of the building. These features are elements common to other regional Modernist buildings and are not sufficient enough to qualify the building individually under National Register Criterion C for distinctive characteristics.

More significantly, modifications to the building have removed Modernist design elements from this building, compromising its historic integrity. All glazing has been replaced in the window openings; the decorative sign for the original Cardinal Cleaners, likely located above the entrance canopy has been removed; and all interior spaces that communicated the building's original use as a dry cleaning operation have been modified during the office conversion.

The building is not historically significant according to California Register criteria. It is not associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage (Criterion 1). Cardinal Cleaners and their owners operated a successful commercial operation in Palo Alto, but they are not significant or important in our past (Criterion 2). The Modern-style building is not an example possessing distinctive characteristics of a type, period, or method of construction (Criterion 3 – see National Register Criterion C discussion above). Lastly, the property has not yielded, nor does it have the potential to yield, information important to the prehistory or history of the local area, California, or the nation (Criterion 4).

City of Palo Alto Historic Inventory Significance

According to Chapter 16.49: Historic Preservation of the *Palo Alto Municipal Code (PAMC Chapter 16.49)*, buildings are evaluated for potential historic significance according to the following criteria, with an evaluation of the subject building listed in italics below each criterion:

1. The structure or site is identified with the lives of historic people or with important events in the city, state or nation;
The owners of Cardinal Cleaners, Clara Stromgren, Emmett Casey, Jr. and Donald Casey are not historic people connected to important events in the city, state or nation. The development of Cardinal Cleaners is not an important event in the city, state or nation.
2. The structure or site is particularly representative of an architectural style or way of life important to the city, state or nation;
While the building is an interesting example of Modern design, it is not particularly representative of an architectural style of way of life important to the city, state or nation.
3. The structure or site is an example of a type of building which was once common, but is now rare;
Modern-style buildings similar to the building at 203 Forest Avenue remain in the Palo Alto area.
4. The structure or site is connected with a business or use which was once common, but is now rare;

The structure is an example of a dry cleaning operation; which is not a rare business use.

5. The architect or building was important; and
The architect of the building is unknown. The architect of the 1964 addition is not important.
6. The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship.
The structure does not contain elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship.

In conclusion, the subject property is not eligible under *PAMC Chapter 16.49*. It should be noted that the building is not located in an established or eligible historic district.

Historic Integrity

The building has undergone alterations impacting its historic integrity. An evaluation of the seven aspects of integrity appears below:

- **Location.** The building remains in its original location on the site.
- **Setting.** The blocks in the vicinity of the subject building have changed their use from commercial/manufacturing (print shops, glazing shops, cleaners, upholsters and printers) during the 1950s/1960s to the mix of retail and residential that exists today. Integrity of setting has been somewhat compromised due to these changing uses as Palo Alto has grown.
- **Design.** The Modern design, including the concrete block construction with decorative bands, concrete cornice and entrance canopy give the property a moderate amount of integrity of design. Modifications to the building have removed Modernist design elements: the entrance doors and glazing have been replaced; the decorative sign for the original Cardinal Cleaners has been removed; and all interior spaces that communicated the building's original use as a dry cleaning operation have been modified during the office conversion.
- **Materials.** The building retains sufficient integrity of materials in its concrete-block construction, aluminum window frames and entrance canopy. Integrity has been compromised due to the replaced entrance doors and window glazing.
- **Workmanship.** The site retains minimal integrity of workmanship, given the changes described above.
- **Feeling.** The site retains minimal integrity of feeling because of modifications made to convert the structure to office use. These modifications include reglazing of the entrance windows; replacement of the front entrance doors; removal of the canopy entrance sign; and conversion of interior spaces to office use.
- **Association.** With exception of the entrance canopy and driveway, the conversion of the building to office use has removed a substantial amount of integrity of association.

\

Conclusion

In conclusion, the commercial building on the property at 203 Forest Avenue is not historically significant under National Register, California Register or City of Palo Alto's Historic Inventory (*PAMC Chapter 16.49*).

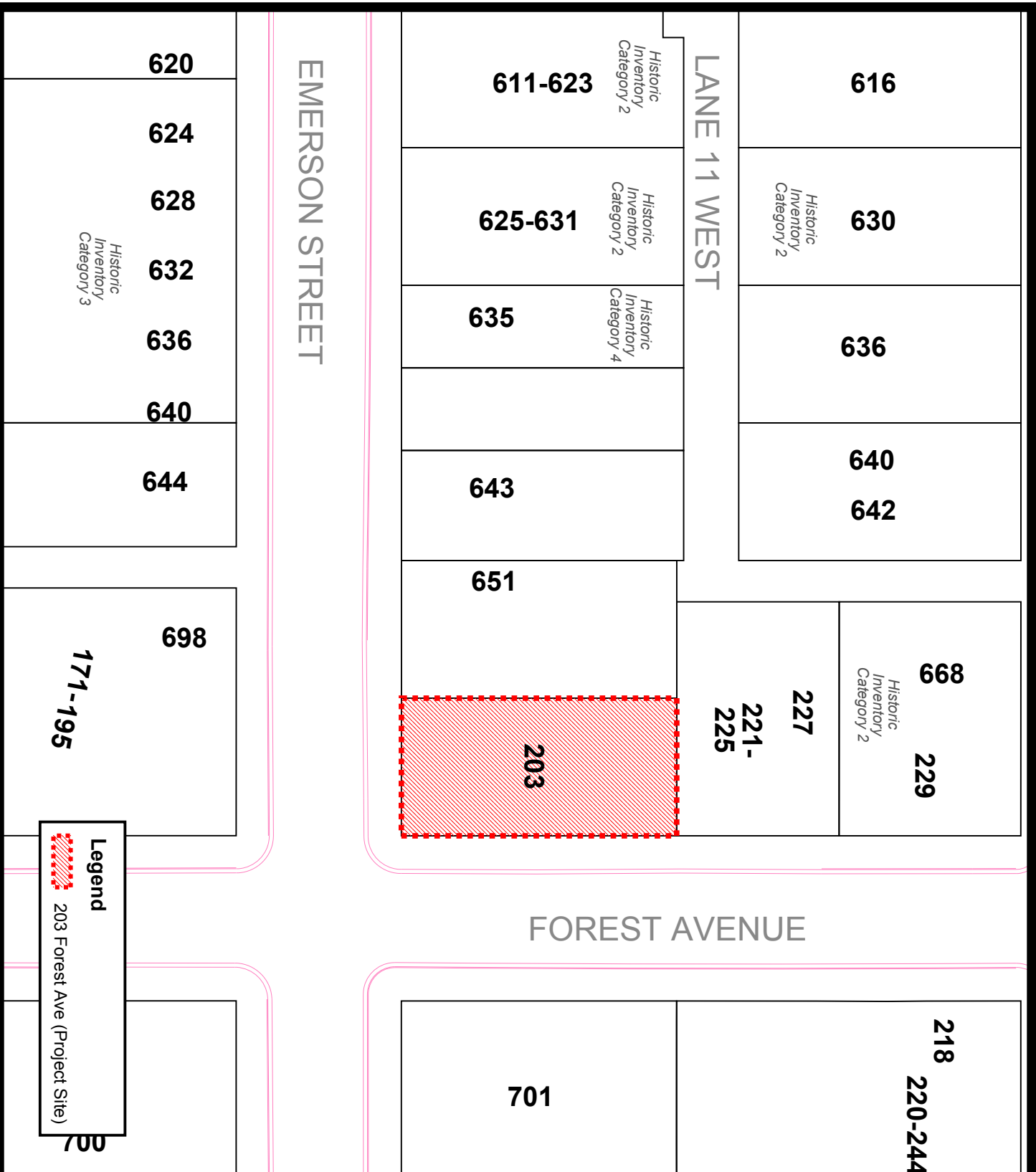
Please contact me if you have any questions about this evaluation.

Sincerely,



Seth A. Bergstein
Principal

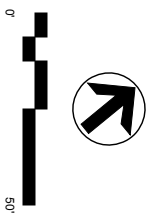
cc: City of Palo Alto Planning Department



Legend

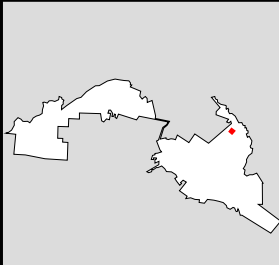


203 Forest Ave (Project Site)




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

203 Forest Avenue Historic Context Map



The City of Palo Alto



Holzman Trust
31 Willow Road
Menlo Park, CA 94025

May 14, 2015

City of Palo Alto
Architectural Review Board
250 Hamilton Ave.
Palo Alto, CA 94301
via e-mail: arb@cityofpaloalto.org
and christy.fong@cityofpaloalto.org

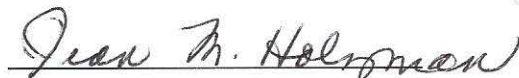
RE: 203 Forest Avenue, Palo Alto, CA

Dear Sir/Madam:

As the next door neighbor to 203 Forest, I have reviewed the plans for the proposed building to be built at 203 Forest Avenue, and am in favor of your approval of this building design, as posted on the City of Palo website at this URL:

<http://www.cityofpaloalto.org/civicax/filebank/documents/47319>

Sincerely,


Jean M. Holzman

5/14/15



Martha L. Tseng
670 Newell Road
Palo Alto, CA 94303

May 13, 2015

City of Palo Alto
Architectural Review Board
250 Hamilton Ave.
Palo Alto, CA 94301
via e-mail: arb@cityofpaloalto.org

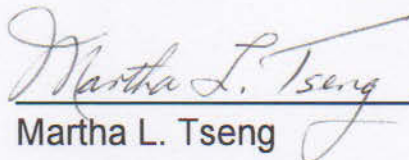
RE: 203 Forest Avenue, Palo Alto, CA

Dear Sir/Madam:

As the next door neighbor to 203 Forest Avenue, Palo Alto, CA, I have reviewed the plans for the proposed building to be built at 203 Forest Avenue, which we received on May 7, 2015. We agree with the conceptual drawings provided and entitled, "Major ARB Submission, 3-13-2015." However, future drainage is still a concern of ours and we respectfully request that once Civil and drainage drawings are developed, we have the ~~ability~~ to review them.

rights not

Sincerely,


Martha L. Tseng

Fong, Christy

From: Harold Davis <davis@harolddavisco.com>
Sent: Tuesday, May 12, 2015 10:41 PM
To: David Kleiman; Fong, Christy; Teresa Welder; Harold Davis
Subject: Info

Dear Mr Kleiman:

We are pleased that you have confirmed with the City Engineer that which we already knew, that no drainage can pass from one site over another. However, your plans do not indicate at all how you are going to deal with drainage. This is not shown on site or on the landscape plans, nor is it indicated on the roof plans. The roof plan delineates what we assume are a sea of solar panels [although they are not called out as such], but not how they intend to address sloping to roof drains [around the bed of solar panels] nor the locations of roof drains/scuppers or overflows. How are you dealing with the overflow of water? You need to pipe it away since there is no land setback on the property line. Stating you are going to reuse existing drain lines is insufficient. The existing drain lines wherever they are are not on the 3rd floor roof currently.

In our past projects that have to go through Planning and/or Planning Commission meetings and the Entitlement Phase we have had to prepare fully engineered civil drawings showing how the drainage utilizes, etc are planned including a SWMP [Storm water Management Plan } report with calculations. This occurred BEFORE we submitted to the City for normal plan check.

We realize you are probably in the Planning Entitlement phase and perhaps the building dept has not fully reviewed the project. It should be noted that the commercial floors will still need to be fully ADA compliant as this project certainly will exceed the Valuation threshold of \$147,863.00 for buildings to not have to be fully compliant. The existing restrooms on the ground commercial floor and the mezzanine or 2nd floor commercial are not compliant. It does not appear you are upgrading them.

We anticipate that these issues will arise during the formal plan check for permitting. Although it would seem not to impact our property I mention this because when you have to modify to ADA compliance you will need to change your floor plans which in turn could affect your external elevations, etc.

You call the occupancy as B [office] R [residential] and S2. You state a fully sprinklered building. You state it as a VB construction without any rating. There is a zero lot line. The combustability of the walls and members on a zero lot line will need to be considered. We are not doing a full code search, as these items and any construction requirements will get fleshed out during the Building Dept plan check.

--

Harold Davis
President, Davis & Co. Realtors

Fong, Christy

From: David Kleiman <dkleiman@d2realty.com>
Sent: Monday, May 11, 2015 3:53 PM
To: Fong, Christy
Subject: FW: 203 Forest Ave Proposal

Christy this is my response that that email.

From: David Kleiman [mailto:dkleiman@d2realty.com]
Sent: Monday, May 11, 2015 3:46 PM
To: 'Harold Davis'
Cc: 'ttwelder@sbcglobal.net'
Subject: RE: 203 Forest Ave Proposal

Harold good to hear from you.

As I mentioned in writing to Teresa, the new roof drainage will be identical to the old. It is an incorrect interpretation of the drawings that any change in the existing versus the new building setback will occur. The existing building sits just inside the property line, and the new addition will be built directly on top of the existing block wall. The block wall itself is only 8" deep, so it would be impossible to build a new building on top of that with a 5 inch offset. Structurally we need to use the entire 8" and we of course plan to do just that.

In terms of the flow of water on the existing roof, there are multiple roof drains now, and they flow to several different locations on the Emerson and Forest curbs. We will tie in the new roof to the same drains, so there will be absolutely no change in the way the roof is drained. I do of course understand your concern regarding the potential to change the water flow, but doing that would be both expensive and prohibited by the City of Palo Alto. The City does not allow one property to drain onto another. Moreover, to do that would be missing the opportunity that I am able to take to keep my existing structure in place, and avoid the huge cost of installing new drains!

In Palo Alto, as you likely know, the architectural review process precedes the creation of construction drawings. Those begin after architectural approval has been granted. So I do now have engineering drawings, and will not have them for several months. If this explanation is not sufficient, I can solicit my engineers by email to confirm (again only by email) that there will be no 5" building offset, and that we plan to utilize the existing drains.

I hope that when you consider what I am trying to accomplish and the obvious advantage of using the existing 8" block for support and existing drains for the future drainage, that it will become obvious to you that both of these are non-issues.

If you would like to discuss this, please feel free to contact me by telephone today.

Regards,

David Kleiman, Manager
203 Forest Avenue LLC
333 High Street
Palo Alto, CA 94301
(650) 327-2750

From: Harold Davis [<mailto:davis@harolddavisco.com>]

Sent: Monday, May 11, 2015 3:22 PM

To: dkleiman@d2realty.com

Cc: ttwelder@sbcglobal.net; Harold Davis

Subject: 203 Forest Ave Proposal

Dear Mr. Kleiman:

My name is Harold Davis and I represent the Tseng family as the property manager of the Emerson St property next door to you. I will be handling all correspondence between your self and the family going forward. In reviewing the details of your drawings it seems as though the new addition sits on the existing roof and is 5 inches off the property line and it creates a ledge. Originally the roof was probably sloped to just flow off towards your driveway but with the 3rd floor addition the natural flow appears to be disturbed since it can no longer flow where it used to go. How will this be addressed so as not to flood onto the Tsengs roof and down the sides of their walls? I do not see drainage drawings so we cannot see how this will be handled and we would like to request that your provide architectural and engineering drawings and specs.

Sincerely

--

Harold Davis

President, Davis & Co. Realtors