



# City of Palo Alto

## City Council Staff Report

(ID # 7655)

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**Report Type: Consent Calendar**

**Meeting Date: 1/23/2017**

**Summary Title: 900 N California Ave Appeal**

**Title: 900 N. California Avenue [15PLN-00155]: Denial of the Appeal of the Planning and Community Environment Director's Architectural Review Approval of Three new Single-Family Homes, one With a Second Unit. Environmental Review: Categorically Exempt per CEQA Guidelines Section 15303(a) (New Construction or Conversion of Small Structures), Zoning District: R-1 (Continued From January 9, 2017)**

**From: City Manager**

**Lead Department: Planning and Community Environment**

### **Recommendation**

Staff recommends that the City Council uphold the Director's approval of an Architectural Review application, thereby denying the appeal.

### **Executive Summary**

This report includes new attachments in response to Councilmember questions received on January 9, the date this item was initially considered on the consent calendar. The Council continued consideration of this item (on Consent) to January 23, 2017.

The new attachments include:

- Attachment K – City Council minutes from November 14, 2016 when the Council considered the Parcel Map application.
- Attachment L – The Record of Land Use Action approving the Parcel Map application
- Attachment M – Responses to Councilmember questions. The responses explain that conditions within the Parcel Map Record of Land Use Action do not need to be repeated in the Architectural Review approval to be effective. All conditions will be applicable at the building permit phase.

The balance of this report contains the same information previously transmitted to the City Council for the January 9, 2017 meeting.

The applicant received approval last year to subdivide a large R-1 zoned property into three lots. The applicant proposes to demolish three existing homes on that property, which would be replaced by three new homes; one of the new homes would have a second dwelling unit.

Typically, new home development is reviewed by city staff. However, when an application to construct three or more new homes is filed, the Code requires additional review by the Architectural Review Board (ARB), which forwards a recommendation to the Director. Following ARB review, the Director approved the proposed homes in November. This decision was appealed necessitating review before the City Council. The appellant's reason for the appeal is provided in Attachment B and summarized as:

- The appellant states that not one of the neighbors within 600 feet of the project site received notice of the ARB Public Hearing.
- The appellant believes that residents have not had an opportunity to comment on issues related to:
  - Management of heavy commuter and school/bicycle traffic twice daily and construction worker parking.
  - The impact of dewatering three units simultaneously.
  - Ongoing monitoring and contact personnel for ad hoc communications from residents.
  - Remedy the current inadequate on site signage that needs to be expanded for notifying the general neighborhood of the construction on site.
  - Shared driveway between Site 2 and Site 3.

The City Council may accept this report and adopt the staff recommendation on Consent, thereby denying the appeal and accepting the Director's decision based on the information contained herein. Alternatively, if three or more City Councilmembers request, the matter can be pulled from the Consent calendar and scheduled for a future noticed public hearing (approximately 6-8 weeks from this Council date).

Included with this report are all relevant records, including the Director's determination letter (Attachment D) and an excerpt of the verbatim transcript of the ARB meeting (Attachment C).

## **Background**

The proposed project is an Architectural Review of three single family homes. Typically, single family homes are reviewed by City staff for conformance with the Individual Review Guidelines (PAMC 18.12.110) and processed in accordance with the Low-Density Residential Review Process (PAMC 18.77.075). However, three or more single family homes proposed at one time

require review by the City's Architectural Review Board (PAMC 18.76.020(b)(2)(c)) and an ultimate decision by the Director of Planning and Community Environment. The Director's decision can be appealed to the City Council.

The project site contains three existing homes on one lot with three different addresses. The project would demolish these homes and construct one new single family home on each parcel. The largest of the three parcels would be developed with a second dwelling unit. The proposed homes are all two-stories with basements. Each home contains below grade patios and light wells to allow light into the basements. Houses range in size from approximately 3,100 square feet to almost 4,000 square feet (sf). The homes are generally a traditional architectural style with contemporary Colonial Revival architectural elements. Louis Road provides access to Lot 1; Lots 2 and 3 are accessed from California Avenue. A detailed description of the proposed project is included in Attachment I.

The City's Architectural Review Board reviewed and recommended approval to the Director of Planning and Community Environment on September 15, 2016. Their motion included a condition to return to the ARB subcommittee with revisions as described below. The Director signed the determination letter on November 1, 2016. The Palo Alto Municipal Code provides 14 days to file an appeal, and a timely appeal was filed on November 15, 2016. A discussion of the September 15, 2016 hearing is provided below.

Accompanying the request for Architectural Review was a parcel map to subdivide the property into three lots for each of the single family homes. This parcel map requested an exception to the PAMC for one of the lots to exceed the minimum lot size. This project was reviewed by the City's Planning and Transportation Commission on October 26, 2016, which unanimously recommended conditional approval to the City Council. The City Council reviewed the proposed parcel map on November 14, 2016. The Council added conditions to the parcel map which required the accessory dwelling unit and garage to be setback eight-feet from all property lines and that the applicant submit a geotechnical report that considered the simultaneous dewatering of site for the proposed homes. With these conditions, the Council voted to approve the project at the November 14, 2016 hearing.

#### ARB Review and Recommendation

The ARB reviewed the project plans and oral testimony from the applicant at a public hearing on September 15, 2016. Members of the public did not attend the meeting to provide comments. The ARB discussed the aesthetic quality of the project, access width of the driveway on lot 3 and the location and architectural style of the homes, garage and accessory dwelling unit on lot 3. The ARB requested that the applicant return to a subcommittee of the ARB to review the driveway width on lot 3 and the style and positioning of the detached garage and accessory dwelling unit. The ARB transcript of the meeting is provided in Attachment C.

The applicant has recently modified the project plans in response to the Board's direction and those plans are the ones included in this report. Specifically changes from the director approved plans and the plans included in this packet include the following:

- The home on lot 3 is setback 12 feet from the property line at 920 N. California Ave. This space affords a landscape buffer and 11 foot driveway.
- In response to the Council's direction, the accessory dwelling unit and garage are setback eight feet from all property lines. The accessory dwelling unit has a window header height of six-foot nine-inches, which is less than the seven-foot tall fence along the property lines. The applicant also incorporated landscape screening between the fence and homes to enhance the level of privacy.
- The accessory dwelling unit and detached garage incorporated similar design elements as the main residence on lot 3.

## **Discussion**

The appellants are Beatrix Cashmore, the property owner of 928 N. California Avenue and Nicholas Kaposhilin of 936 N. California Avenue. Below is a summary of key appeal statements and information about the issues raised in the appeal, followed by initial staff comments. If the appeal is granted and the Council elects to schedule this item for a noticed public hearing, the Council would conduct a "de novo" hearing, which means it may consider any of the issues raised by appellants or any other issue related to architectural review.

### Appeal Comment 1:

The appellant suggests improper public noticing of the ARB hearing on September 15, 2016.

### **Staff Response:**

The proposed project is subject to the City's public noticing requirements. The Palo Alto Municipal Code requires notice of a public hearing be published in a local paper and mailed to owners and occupants of property within 600 feet of the subject property at least ten days in advance. Mailed notice was sent on September 2, 2015, 13 days prior to the hearing. Notice of the hearing was published in the September 2, 2016 edition of the *Palo Alto Weekly*, 13 days in advance of the hearing. The hearing agenda was also available online on the city's website and posted at the information kiosk at city hall. Attachments E and F contain an excerpt from the city's mailing list and includes the appellant's information. An affidavit attesting to proper noticing is also included in this attachment.

Based on the foregoing, staff has concluded the project met and exceeded the standard noticing requirements. Staff is unable to attest as to whether the appellant actually received the notice, which is subject to other variables beyond the city's control, including proper postal

delivery and what an individual or family member does with the notice and the amount of attention paid to the notice when received.

**Appeal Comment 2:**

The appellant suggests input from local residents is required regarding management of potentially disruptive or unsafe effects on the neighborhood and should be addressed in collaboration with project planners.

***Staff Response:***

This is an understandable comment since the appellant reports not being informed about the project. In most instances, local residents would become informed of the project through site posting and mailed notices, which provides an opportunity for interested persons to offer comments about the project and to express concerns about potential impacts. The city also uses an online service to sign up for email notification of planning projects in their neighborhood (<https://palalto.buildingeve.com/planning>).

While the appellant's concerns were not expressed prior to the determination letter, the city routinely evaluates projects from a multi-disciplinary perspective receiving comments from the city's planning, building, public works, utilities, fire, urban forestry, and legal departments.

This particular project was approved based on a number of standard conditions intended to minimize the disruptive impacts of construction. Additionally, a few special conditions were added to this approval determination to address the unique nature of three sites being developed at one time. Some of these special and standard conditions are provided below that related to this issue:

- Condition #59: The applicant and contractor shall submit a construction logistics plan to the Public Works Department 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
  - On-site staging and storage areas
  - Concrete pours
  - Crane lifts
  - Work hours
  - Noise control
  - Dust control
  - Storm water pollution prevention

- Contractor's contact.

This plan is required to be prepared and submitted for review by the City along the Rough Grading and Excavation Permit. Plot the construction fence, entrances, shoring, limits of over excavation, construction workers parking area, staging and storage areas within the private site for equipment and material.

The plan is also required to include notes as indicated on the approved Truck Route Map for construction traffic to and from the site, and how the bike lane will remain accessible during construction

- Condition # 64: Provide the following note on the Site Plan and adjacent to the work within the Public road right-of-way. "Any construction within the city's public road right-of-way shall 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."
- Condition # 66: Contractor shall not stage, store, or stockpile any material or equipment within the public road right-of-way." Construction phasing shall be coordinate to keep materials and equipment onsite.

Further, the parcel map approved by the City Council includes conditions to setback the accessory dwelling unit and perform geotechnical assessment of the simultaneous effects of dewatering. These conditions also include the logistics plan previously mentioned.

Appeal Comment 3:

Management of heavy commuter and school/bicycle traffic twice daily at the construction site plus parking for construction workers

**Staff Response:**

This is related to the above comment. This specific issue will be addressed by the construction logistics plan that will be reviewed by the public works and transportation departments. Transportation's review in particular will address operational constraints related to safe routes to school, pedestrian and bicycle safety as well as use of flag persons, parking management and other requirements. The construction logistics plan will also be reviewed by City and School Traffic Safety Committee for their expertise in creating a plan that ensures safe school routes.

Appeal Comment 4:

A new geotechnical study to assess the aggregate impact of dewatering three units simultaneously

**Staff Response:**

There has been increased community interest on the impacts of dewatering associated with the construction of basements in the city's residential neighborhoods. In response, the city's public works department has established certain reporting and analysis requirements for projects involving dewatering. The city's Policy and Services Committee recently held a community meeting on this topic and some additional measures and requirements are being explored.

As noted earlier, the public works department has reviewed the proposed project. The project includes a specific condition that requires a geotechnical report. Specifically, the condition requires the following:

- Condition of Approval 53 – Dewatering:
  - Public Works only allows groundwater drawdown well dewatering. Open pit groundwater dewatering is not allowed. Dewatering is only allowed from April through October due to inadequate capacity in our storm drain system.
  - The geotechnical report for this site must list the highest anticipated groundwater level.
  - Based on the determined groundwater depth and season the contractor may be required to dewater the site or stop all grading and excavation work. In addition Public Works may require that all groundwater be tested for contaminants prior to initial discharge and at intervals during dewatering.
  - Public Works reviews and approves dewatering plans as part of a *Street Work Permit*. The applicant can include a dewatering plan in the building permit plan set in order to obtain approval of the plan during the building permit review, but the contractor will still be required to obtain a street work permit prior to dewatering. Alternatively, the applicant must include the above dewatering requirements in a note on the site plan. Public Works has a sample dewatering plan sheet and dewatering guidelines available at the Development Center and on the City's website at.

[http://www.cityofpaloalto.org/gov/depts/pwd/forms\\_and\\_permits.asp](http://www.cityofpaloalto.org/gov/depts/pwd/forms_and_permits.asp)

The following links are included to assist the applicant with dewatering requirements.

<http://www.cityofpaloalto.org/civicax/filebank/documents/30978>

<http://www.cityofpaloalto.org/civicax/filebank/documents/51366>

<http://www.cityofpaloalto.org/civicax/filebank/documents/47388>

It is anticipated that this review combined with standard practices and the department's evolving policies on this topic will ensure that dewatering impacts will be minimized.

Appeal Comment 5:

Remedying the inadequate onsite signage notifying residents of the proposed project

**Staff Response:**

As noted and as included in Attachment G, the project site contains onsite signage as required by the municipal code. In addition, the PAMC requires notice of the hearing to be given at least 10 days prior to the hearing by publication in a local newspaper, by posting in a public place, and by mailing to the applicant, the hearing requestor, if applicable, and all residents and owners of property within 600 feet of the project. The notice is required to include the address of the property, a brief description of the proposed project, and the date and time of the hearing. While there could be an argument for evaluating the city's noticing procedures, including on-site posting requirements, staff believes the project complied with the applicable noticing requirements.

Appeal Comment 6:

Discussion regarding shared driveway for lots 2 and 3 to increase the permeable surface.

**Staff Response:**

The proposed driveways for the project utilize the existing driveway locations already on the subject property. This proposal minimizes the amount of earthwork, grading and site alterations to City streets and sidewalks. The existing driveways consist of impermeable surfaces. The project proposes that the driveway on Lot 3 will be a permeable driveway. Therefore, the project increases the permeability of the existing driveways onsite. Further, sharing a driveway presents potential conflicts between neighbors and would require a reciprocal access agreement. In addition, our Code disfavors flag lots in residential areas in part to minimize future neighbor disputes. Ultimately, the proposal conforms to the Zoning Code requirement of 60% permeable surface in the front setback (18.12.040(h)) and improves the existing condition by increasing permeability on the site.

## **Environmental Review**

The subject project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. Specifically, the project is exempt from CEQA pursuant to Section 15303(a) (New Construction or Conversion of Small Structures). The project includes a proposal to construct three new single family homes. The proposed homes are located in an urbanized area on a site used continuously for residential purposes by three existing single-family homes. The proposed exemption allows for the construction of up to three homes in an urbanized area. Therefore, the project is consistent with the subject exemption.



## Public Comments

As of the writing of this report, no project-related, public comments were received beyond the appeal letter.

## **Alternative Actions**

In addition to the recommended action, the City Council may:

1. Remove the project from consent and continue the hearing to March 13, 2017.

### **Attachments:**

**Attachment A: Location Map (PDF)**

**Attachment B: Appeal Letter (PDF)**

**Attachment C: ARB Minutes for September 15, 2016 (DOC)**

**Attachment D: Signed Approval Letter and Conditions of Approval (PDF)**

**Attachment E: Hearing Notice Cards (PDF)**

**Attachment F: Notice of Director's Decision (PDF)**

**Attachment G: On-site Signage (DOCX)**

**Attachment I: Project Details (DOCX)**

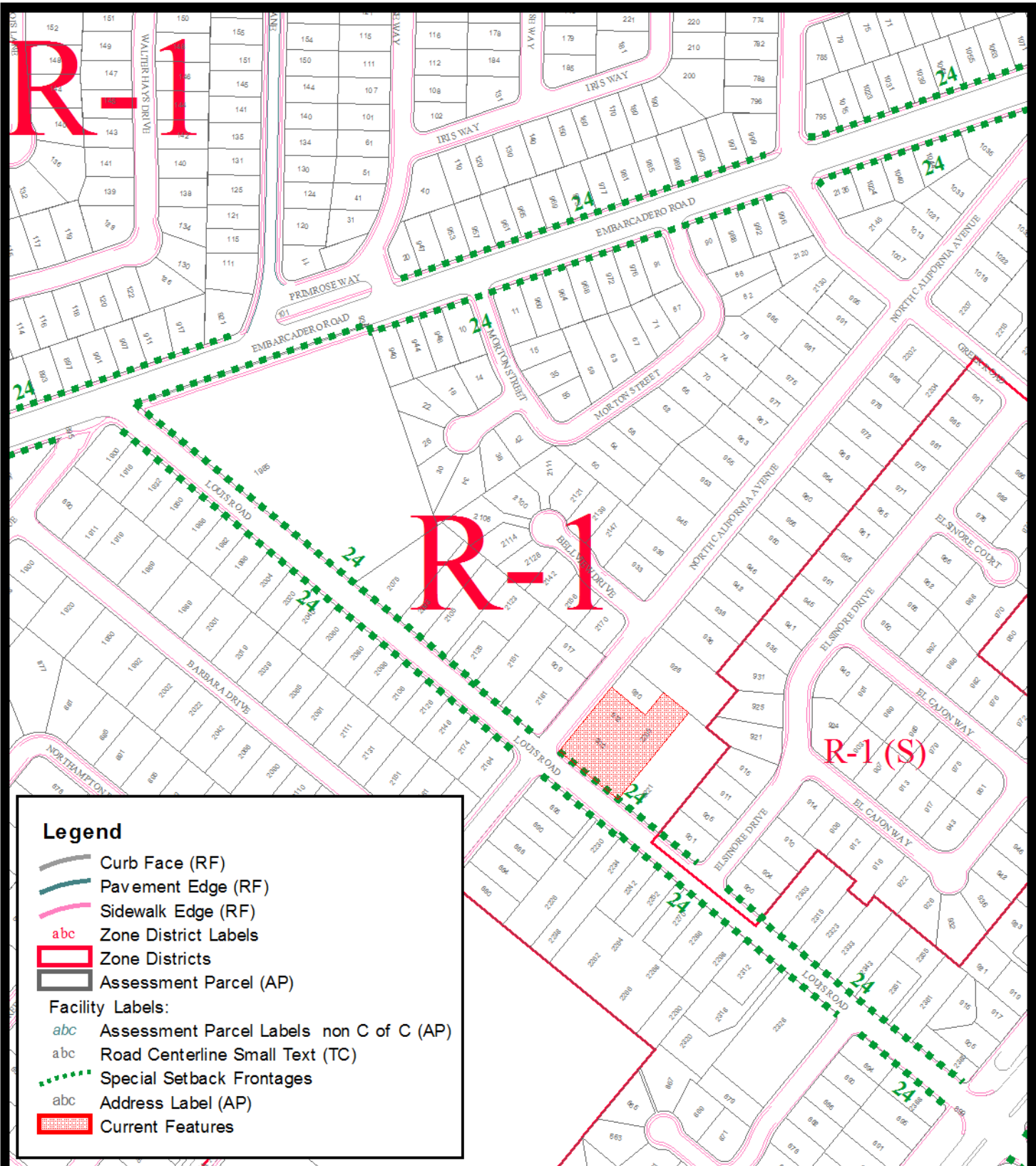
**Attachment H: Palo Alto Weekly Publication September 2, 2016 (PDF)**

**Attachment J: Project Plans (DOCX)**

**Attachment K 11-14-16 Excerpt 900 Cal Ave Action Minutes (DOCX)**

**Attachment L: Record of Land Use 900 N. California (Parcel Map) (PDF)**

**Attachment M: Council Questions & Responses (PDF)**



The City of  
Palo Alto



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



0' 283'

CITY OF PALO ALTO

Office of the City Clerk

CITY OF PALO ALTO  
CITY PLANNING OFFICE APPEAL FROM THE DECISION OF DIRECTOR OF PLANNING  
AND COMMUNITY ENVIRONMENT

15 NOV 15 PM 3:46

For appeals of final decisions on Architectural Review Board and Home Improvement Exception applications (rendered after public hearing), this appeal form shall be completed and submitted by appellant within fourteen days from date of the Director's decision. Appeals of final decisions on Individual Review applications (rendered after public hearing) must be submitted within ten days of the Director's decision. Complete form, the current fee and a letter stating reasons for the appeal shall be submitted to front desk staff of the Planning Division, 5th floor, City Hall, 250 Hamilton Avenue, except for 980 Fridays when City Hall is closed, when these items shall be submitted to Planning staff at the Development Center, 265 Hamilton Avenue (glass storefront across from City Hall on the corner of Bryant and Hamilton).

\* Director of Planning includes his designees, which are Planning Managers or the Chief Planning Official

Appeal Application No. Ap-11-2016 Receipt No. \_\_\_\_\_  
Name of Appellant BEATRIX J. CASHMORE Phone (650) 248-5997  
Address 928 N. California Ave Palo Alto 94303  
Street City ZIP

LOCATION OF PROPERTY SUBJECT TO APPEAL:

Street Address 900 N. California Ave.  
Name of Property Owner (if other than appellant) Greg Xiang  
Property Owner's Address Unknown  
Street City ZIP

The decision of the Director of Planning and Community Environment dated Sept. 15, 2016  
whereby the application 15 PLM-00155 by Kohler Associates Architects / Greg Xiang  
(file number) (original project applicant)

was Approved, is hereby appealed for the reasons stated in the attached letter (in duplicate)  
(approved/denied)

Date: 11/15/16 Signature of Appellant Beatrix J. Cashmore

PLANNING COMMISSION RECOMMENDATION TO THE CITY COUNCIL (TO BE FILLED OUT BY STAFF):

Date \_\_\_\_\_ Approved \_\_\_\_\_ Denied \_\_\_\_\_

Remarks and/or Conditions:

CITY COUNCIL DECISION (TO BE FILLED OUT BY STAFF):

Date \_\_\_\_\_ Approved \_\_\_\_\_ Denied \_\_\_\_\_

Remarks and/or Conditions:

SUBMITTAL REQUIREMENTS SATISFIED:

- 1. Letter stating reasons for appeal \_\_\_\_\_ Received by: \_\_\_\_\_
- 2. Fee (currently \$406.00) \_\_\_\_\_ Received by: \_\_\_\_\_  
\$136.00

*JM* per 2017 Municipal Fee Schedule.

November 15, 2016

To: Palo Alto City Council RE: Architectural Review Board

The attached appeal to the ARB Director's decision regarding the project proposed for 900 N. California Ave is being filed for the following reasons:

- In mid Summer 2016 Clare Campbell, former project planner for 900 N. California Ave informed me that notification of a public hearing regarding development and construction plans for that property would be forthcoming by mail to me and the other local residents within 600 ft. of the development site.
- I watched my mail very carefully for notices and received several, but none about the Sept. 15 ARB Public Hearing.
- Not one of my neighbors in the 600 ft. area of 900 N. California Ave. received notices of the 9/15/16 public hearing.
- We are requesting a rescheduling of the ARB public hearing, and for that reason we are filing an appeal to the decision of the Director of Planning for the 900 N. California project.
- We have not had the opportunity to raise specific concerns before the finalization of the project. Some of these are:
- A project of this scope is unusual and input from local residents about management of potentially disruptive or unsafe effects on the neighborhood should be addressed in collaboration with project planners.
- The management of heavy commuter and school/bicycle traffic twice daily at the construction sites, plus lack of parking for construction workers.
- As agreed in the 11/14/16 CC meeting, there will be a new geotechnical study to assess the aggregate impact of dewatering 3 units simultaneously.
- Discuss ongoing monitoring [measuring for ground settling and metering/monitoring dewatering ] and identify contact personnel for ad hoc communications from the local residents.
- Remedy the current inadequate on site signage that needs to be expanded for notifying the general neighborhood of the 3 proposed simultaneous home constructions/sites.
- Discuss the possibility of a shared driveway between building site 2 and 3 to increase permeable surface.

Respectfully Submitted,

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*Beatrice J. Cashmore*

Beatrice J. Cashmore, M.S., L.M.F.T.  
928 N. California Ave., Palo Alto



Nicholas Kaposhilin  
936 N. California Ave

Excerpt Minutes of September 15, 2016  
Architectural Review Board

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**900 N California Ave [15PLN-00155]:** Request by Kohler Associates Architects, on behalf of Greg Xiong, for Architectural Review of three single-family homes to replace three existing homes. Environmental Review: Categorically Exempt per CEQA Guidelines Section 15303(a) (New Construction or Conversion of Small Structures). Zoning District: Single Family Residential District (R-1). For more information contact the planner, Adam Petersen, at APetersen@m-group.us.

Adam Petersen reviewed details of the proposed project. Staff found the project to be consistent with the Comprehensive Plan, the Individual Review guidelines for single-family homes and the Zoning Code Development Standards. Staff recommended the Architectural Review Board recommend the Director find the project exempt from the California Evaluation Quality Act and recommend approval subject to the conditions and findings of approval.

Roger Kohler, Kohler Associates Architects, noted the project had been subjected to the Individual Review process. Jeff Kuo described the neighborhood context, the design concept, and details of the three houses.

Board Member Baltay requested staff provide the history of review of this project. Ms. Gerhardt clarified that the City's IR architect had reviewed the project and provided comments. Board Member Baltay inquired whether the Board could assume that the IR process would approve the project or if the Board should make that determination. Ms. Gerhardt explained that the same guidelines applied to an Individual Review as an Architectural Review.

Board Member Kim requested an explanation for Condition of Approval 3A. Ms. Gerhardt referred to an interpretation of the allowed basement under the footprint of buildings. An applicant was allowed to complete the square in two areas where those were under an entry porch or a back porch. In this floor plan, there wasn't a sliding glass door or something to that extent to make it an entry. Board Member Kim reiterated that a door was being required so that it was an entry.

Board Member Furth inquired regarding the minimum lot size. Ms. Gerhardt indicate the minimum lot size was 6,000 square feet and the maximum was 9,999 square feet.

Vice Chair Lew requested the logic for the placement of the garage and the guest house on Lot 3. Mr. Kohler indicated that combining them resulted in a fairly large building. Two separate buildings allowed plantings and trees, and the home had more of a backyard feel. Vice Chair Lew added that one building would be large and low to meet daylight plane requirements. Mr. Kohler noted the maximum allowed height was 12 feet. Vice Chair Lew inquired regarding a minimum separation between accessory buildings. Ms. Gerhardt advised of a minimum separation for accessory structures of 3 feet. The minimum separation for a second dwelling unit was 12 feet from the main dwelling.

Board Member Kim asked if there was a reason the secondary dwelling unit was not built to 900 square feet. Mr. Kohler indicated floor area limits prevented a larger building. Board Member Kim added that increasing the size of the secondary dwelling unit would not exceed the total floor area. Mr. Kohler asked if Board Member Kim was encouraging him to build to the maximum size. Board Member Kim was encouraging secondary dwelling units that would serve a second family as best as possible. Mr. Kuo clarified that the allowable floor area was 4,777 square feet. Board Member Kim was mistakenly looking at lot coverage only.

1  
2 Board Member Baltay inquired regarding the width of the driveway easement on Lot 3. Mr. Kuo responded 10  
3 feet 10 inches.  
4

5 Greg Xiong stated the existing structures were not a good use of those sites. He proposed living in one of the  
6 homes and selling the other two.  
7

8 Board Member Kim indicated the IR process addressed most issues. Some sheets for Lot 1 had the wrong  
9 address. On Sheet A5, part of the roof plane was shown incorrectly. He felt the project would dramatically  
10 change the intersection. He was interested in seeing 3D site perspectives showing the three homes in relation  
11 to neighboring single-story homes. Considering the size of the homes, he did not like the garage placement on  
12 Lot 2 with the side entry. The proposed homes were large; yet, Lots 1 and 2 had only single-car garages. The  
13 garage and guest house on Lot 3 needed more thought.  
14

15 Vice Chair Lew liked the design of project. The porches were very desirable and would make the neighborhood  
16 look better. Blending the two-story mass with one-story hipped roofs helped tie the house into the  
17 neighborhood. His only issue was the Lot 3 guest house. There was little privacy from the adjacent house as  
18 the structure was located only 6 feet from the property line. He suggested adding a buffer or moving the  
19 building back for landscaping or a taller fence. Ms. Gerhardt reported staff had not received any comments  
20 from neighbors.  
21

22 Board Member Furth agreed the project would be quite a transformation of the corner. She could not find  
23 "guest house" in the City's glossary. Ms. Gerhardt indicated the proper term was second dwelling unit. Board  
24 Member Furth suggested marking those as second dwelling units so the Board could understand which  
25 standards to apply. The relationship between Lot 3 and 920 California Avenue was problematic. The proposed  
26 structures would surround a small, low-key house on two sides. She could not make the finding that it  
27 adequately addressed the neighboring issue. Lot 3 would require significant screening/landscaping on the north  
28 side, which would require widening the driveway. The same applied to the accessory dwelling unit. She  
29 inquired whether one of the covered spaces was required for the accessory dwelling unit. Mr. Petersen advised  
30 that the Code required one parking space in the garage and one outside the garage. Board Member Furth felt a  
31 garage shared by two separate uses should be a divided space. She would not want to approve the project  
32 without a bifurcated garage. She expressed some concern that the design of the house made it look bigger  
33 than the square footage needed to look. Replacement houses along California Avenue were set back and low  
34 key. The three proposed homes were not differentiated, but appeared to be built as a set of three.  
35

36 Board Member Baltay shared Vice Chair Lew's sentiment that the homes were handsome and fit into the fabric  
37 of the community. He liked the wrap-around corner porch on Lot 2 as well as the plaster finish with curved  
38 eave detailing. That provided a notable corner. He did not share the sentiment that the three homes were  
39 sufficiently different. They were clearly individually designed for individual circumstances. He could support the  
40 project overall. The driveway space on Lot 3 was too narrow and needed a minimum of 12 feet for landscaping  
41 between the driveway and the neighboring home. The driveway needed more space to be usable. Perhaps the  
42 applicant could narrow the house a bit. The guest house and garage were not thought out. He would prefer to  
43 move the project forward subject to some small changes.  
44

45 Vice Chair Lew inquired whether the Board could approve the project and have changes return on the consent  
46 calendar or to the subcommittee for review. The Board discussed modifications to the design and whether  
47 those modifications could be submitted to staff, the subcommittee or the Board on the consent calendar.  
48

49 Chair Gooyer viewed a five-bedroom house with a one-car garage as an invitation for cars to park everywhere;  
50 however, the Code allowed that. The proposed homes were large, but most newer homes in the area were  
51 similar.  
52

53 **MOTION:**

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2 Board Member Baltay moved, seconded by Vice Chair Lew, that the Architectural Review Board make the  
3 findings in the Staff Report and approve the project with an additional finding that (1) the house on Lot 3 be  
4 shifted so that there is a minimum of 12 feet between the property line and the house; (2) a landscape buffer  
5 be installed on the left-hand side of the driveway; and (3) the design of the guest house and garage return to  
6 the Architectural Review Board subcommittee for final review.  
7  
8 Board Member Furth offered an amendment that the garage have two separate spaces. Board Member Baltay  
9 felt that had not been required previously.  
10  
11 **MOTION PASSED:** 3-2





PLANNING & COMMUNITY ENVIRONMENT

CITY OF PALO ALTO  
250 Hamilton Avenue, 5th Floor  
Palo Alto, CA 94301  
650.329.2441

November 1, 2016

Kohler Associates Architects  
721 Colorado Avenue, Suite 102  
Palo Alto, CA 94303

**Subject: 900 N. California Avenue [15PLN-00150] Major Architectural Review**  
**Updated January 10, 2017: Amended Condition of Approval #39 to reflect the parcel map request for three (3) lots.**

On September 15, 2016 the Architectural Review Board recommended approval of the application referenced above and as described further below, and the Director of Planning and Community Environment (Director) approved the project. The approval will become effective 14 days from the postmark date of this letter, unless an appeal is filed in accordance with Title 18 of the Palo Alto Municipal Code.

**PROJECT:** The project site contains three existing homes on one lot with three different addresses. The project would demolish these homes and construct three new single family homes. The proposed homes are two stories with a basement. Each home contains below grade patios and light wells for the basements. The below grade patios for lot 1 is located at the rear left side of the house; lot 2 is located at the back right side of the house; and lot 3 contains below grade patios on the left, right and rear portions of the home. Houses range in size from approximately 2,500 square feet to almost 4,000 square feet. The homes are generally a traditional architectural style with contemporized Colonial Revival architectural elements. N. California Avenue would provide access to Lots 2 and 3 and Louis Road would provide access to Lot 1.

The approval was based on the findings attached, and is subject to staff recommended conditions of approval and additional conditions. In accordance with California Government Code Section 66020, this is to provide you with notice of the amount of development fees and a description of the dedications, reservations, or other exactions imposed by the City of Palo Alto in connection with the project, described as follows:

The fees, dedications, reservations or other exactions imposed by the City in connection with your development project are described in your conditions of approval and previously agreed upon mitigation measures attached to this letter, including by reference the approved development plans. Government Code Section 66020 provides that project applicant who desires to protest the fees, dedications, reservations, or other exactions imposed on a development project must initiate the protest at the time the development project is approved or conditionally approved or within ninety (90) days after the date that fees, dedications, reservations or exactions are imposed on the project. Any protest regarding the amount of the development fees or the nature of the dedications, reservations or exactions imposed in connection with your project must be initiated not later than ninety (90) calendar days following approval. Additionally procedural



requirements for protesting these development fees, dedications, reservations and exactions are set forth in Government Code Section 66020.

IF YOU FAIL TO INITIATE A PROTEST WITHIN THE 90-DAY PERIOD OR TO FOLLOW THE PROTEST PROCEDURES DESCRIBED IN GOVERNMENT CODE SECTION 66020, YOU WILL BE BARRED FROM CHALLENGING THE VALIDITY OR REASONABLENESS OF THE FEES, DEDICATIONS, RESERVATIONS, AND EXACTIONS DESCRIBED ABOVE.

Unless an appeal is filed, this project approval shall be effective for one year within which time construction of the project shall have commenced. Application for extension may be made prior to the one year expiration. The time period for a project may be extended once for an additional year by the Director of Planning and shall be open to appeal at that time. In the event the building permit is not secured for the project within the time limits specified above, the Architectural Review Board approval shall expire and be of no further force or effect.

Should you have any questions regarding this action, please do not hesitate to contact the project planner, Adam Petersen, at [apetersen@m-group.us](mailto:apetersen@m-group.us).

Sincerely,



Jodie Gerhardt, AICP  
Manager of Current Planning

**Attachments:**

- ARB Findings
- Conditions of Approval

Cc: Greg Xiong, 1820 Bret Harte Street, Palo Alto, CA 94303

**ATTACHMENT B**  
**DRAFT ARB FINDINGS**

900 North California Avenue / File No. 15PLN-00155

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**FINDINGS FOR ARCHITECTURAL REVIEW**

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

**Comprehensive Plan and Purpose of ARB:**

Finding #1: The design is consistent and compatible with applicable elements of the Palo Alto Comprehensive Plan.

Finding #16: The design is consistent and compatible with the purpose of architectural review, which is to:

- Promote orderly and harmonious development in the city;
- Enhance the desirability of residence or investment in the city;
- Encourage the attainment of the most desirable use of land and improvements;
- Enhance the desirability of living conditions upon the immediate site or in adjacent areas; and
- Promote visual environments which are of high aesthetic quality and variety and which, at the same time, are considerate of each other.

*The project is consistent with Findings #1 and #16 because:*

The Comprehensive Plan (Plan) land use designation for the project site is Single Family Residential. Single family homes are permitted uses in this designation. The net density in single family areas will range from 1 to 7 units per acre, but may rise to a maximum of 14 units in areas where second units or duplexes are allowed. Population densities will range from 1 to 30 persons per acre. The proposed three new homes meet the intent of the Comprehensive Plan. The project effectively provides approximately 4 dwelling units per acre. Therefore, the project is consistent with the density prescribed by the Comprehensive Plan.

The project is consistent with policies contained in the Comprehensive Plan. The project is consistent with Policy L-1, which continues current City policies of limiting future urban development to currently developed lands. The project site redevelops a currently developed site with three new homes in an urban environment. Further, the project is consistent with Policy L-12. The proposed homes preserve the character of the neighborhood by incorporating common setbacks, scale and massing. Additionally, the project is consistent with the Individual Review Guidelines for single-family homes. This consistency ensures the project's compatibility with the neighborhood and adjacent structures. Therefore, the project is consistent with the City's prescribed density and policies of the Comprehensive Plan.

### **Compatibility and Character:**

Finding #2: The design is compatible with the immediate environment of the site.

Finding #4: In areas considered by the board as having a unified design character or historical character, the design is compatible with such character.

Finding #5: The design promotes harmonious transitions in scale and character in areas between different designated land uses.

Finding #6: The design is compatible with approved improvements both on and off the site.

*The project is consistent with Findings #2, #4, #5 and #6 because:*

The project proposes three single family homes on three separate lots. The immediate environment surrounding the project site consists of other single family homes that are a mixture of one and two-stories. The project is consistent with this immediate environment by proposing three single-family homes. The homes minimize their two story appearance by pulling in the upper stories from the sides, using street facing gables, and roof hips. These features are found throughout the homes in the project site. The project is subject to a 24-foot yard setback along Louis Road. Homes with frontages along Louis Road are setback 24-feet, achieving consistency and compatibility with the development pattern along Louis Road. Further, the site planning for each home responds to contextual cues of the neighborhood by subordinating the garage and driveway, managing the upper floor location with respect to the street corners, and allows for landscaped open space between adjacent homes. These features of the project achieve a unified design character that is compatible with the neighborhood and improvements both on and off the site.

### **Functionality and Open Space:**

Finding #3: The design is appropriate to the function of the project.

Finding #7: The planning and siting of the building on the site creates an internal sense of order and provides a desirable environment for occupants, visitors and the general community.

Finding #8: The amount and arrangement of open space are appropriate to the design and the function of the structures.

*The project is consistent with Findings #3, #7, and #8 because:*

The project is consistent with each finding because the site planning for the single family homes is appropriate; the project creates a sense of order; and the amount of open space is appropriate for the function of the homes. Overall, site planning responds to contextual cues, subordinates the garage and driveway, and allows for landscaped open space between adjacent homes. This is achieved through adherence to the minimum setback criteria for the front, side and rear yards, daylight plane standards, and parking standards. Observance of these siting standards also creates an internal sense of order. The homes are positioned and landscaped to promote privacy but also use of the yard spaces. Further, the open space is functional because it can be used by residents and visitors, and the front and side yard porches and landscaping provide a desirable environment for the community. Therefore, the project is consistent with findings #3, #7 and #8.

### **Circulation and Traffic:**

Finding #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.

Finding #10: Access to the property and circulation thereon are safe and convenient for pedestrians, cyclists and vehicles.

*The project is consistent with Findings #9, and #10 because:*

The project includes sufficient ancillary functions to support the main function of the project, and these ancillary functions are compatible with the project's design. The project includes garage spaces for the future residents. The garages are properly screened from adjacent uses. Garages are clearly subordinated to the houses, setback from the street, and adhere to daylight plane standards, which emphasizes their ancillary nature. Further garages are compatible with the homes because each garage would use a similar style door with a design that is consistent with the homes. These features would blended well with the house form to be integrated with the overall house.

The project is consistent with Finding #10. Access to the lots is similar to the existing access patterns currently on the property. The driveways provide adequate width for vehicles to maneuver, and there are spaces onsite for vehicles to exit the property. The project would preserve the sidewalks along Louis Road and N California Avenue, ensuring safe and convenient circulation for pedestrians and cyclists. Further, the driveways provide ingress and egress to the homes for pedestrians and bicyclists.

### **Landscaping and Plant Materials:**

Finding #11: Natural features are appropriately preserved and integrated with the project.

Finding #12: The materials, textures and colors and details of construction and plant material are an appropriate expression to the design and function and compatible with the adjacent and neighboring structures, landscape elements and functions.

Finding #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 on the site and the landscape concept depicts an appropriate unit with the various buildings on the site.

Finding #14: Plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety that would tend to be drought-resistant and to reduce consumption of water in its installation and maintenance.

*The project is consistent with Findings #11, #12, #13, and #14 because:*

The site is relatively level and will remain in relatively the same topography. Therefore the project will preserve natural features. There are no known protected trees. The project will remove one street tree, per the City Arborist's direction and will plant one new 24-inch box Cimarron ash. The project will retain other trees on the site, but will also remove some trees as well. While the project does not propose a complete landscape plan for the entire lots, it does

include a tree planting plan. The proposed trees are an appropriate use for their proposed location because they will serve as a screen between lots. Further, front, side and rear yard space has been preserved for future homeowners to craft their landscaping for the homes.

**Sustainability:**

**Finding #15:** The design is energy efficient and incorporates renewable energy design elements including, but not limited to:

- a. Careful building orientation to optimize daylight to interiors
- b. High performance, low-emissivity glazing
- c. Cool roof and roof insulation beyond Code minimum
- d. Solar ready roof
- e. Use of energy efficient LED lighting
- f. Low-flow plumbing and shower fixtures
- g. Below grade parking to allow for increased landscape and stormwater treatment areas

*The project is consistent with Finding #15 because:*

The project would comply with the City's green building ordinance. The building would incorporate recycled building materials and energy efficient LED lighting. The project would provide onsite storm water management measures through landscaping.

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**ATTACHMENT C**  
**CONDITIONS OF APPROVAL**  
900 North California Avenue / File No. 15PLN-00155

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**Planning Division**

1. The plans submitted for Building Permit shall be in substantial conformance with plans received and date stamped August 19, 2016, except as modified to incorporate these conditions of approval.
2. ARB Subcommittee: Prior to the issuance of building permits, the applicant shall return to the ARB subcommittee for approval of the following items, to the satisfaction of the Director of Planning and Community Environment:
  - a. On lot 3, 912 N. California Avenue, revise the exterior wall and roof materials to better reflect the chosen forms and to create more architectural unity and clarity to the design. The preferred materials given the forms would be cedar shingles for wall cladding and composition shingles, cedar shingles/shakes or metal shingles for roofing.
    - i. The applicant shall provide a 12-foot wide driveway on Lot 3 with a landscape buffer between the driveway and the adjacent property.
    - ii. This approval does not include the proposed guest house and garage. The proposed guest house and garage shall be reviewed by a subcommittee of the Architectural Review Board for a recommendation.
3. **BUILDING PERMIT PLAN SET**. A copy of this cover letter and conditions of approval shall be printed on the second page of the plans submitted for building permit. Project plans submitted for Building permits shall incorporate the following changes:
  - a. Show fencing on all lots to be built with the project for further review and approval by Planning Staff at time of building permit submittal.
  - a. Use obscure glazing at the side-facing window of the master bedroom on the lot 2 (900 N. California Avenue) to limit privacy impacts on the house on lot 1 (2205 Louis Road).
  - b. Use sills at 5 feet height or obscure glazing at 912 N. California's left side wall at bedroom 2 and bath 2, or provide a planting strip along the interior lot line with tall screening shrubs or narrow trees between these windows and the windows of the neighbor at 920 N. California Avenue. Show the neighbor's windows on the site plan.
4. Any exterior changes to the building such as size, location, materials or signage are subject to ARB review and approval prior to occupancy/installation.
5. **OBSCURED GLAZING**. All obscure glazing, as shown on the plan set, shall be permanent in nature and shall remain for the life of the structure. Obscure glazing is either decorative glazing that does not allow views through placed into the window frame or acid etched or similar permanent alteration of the glass. Films or like additions to clear glass are not permitted where obscure glazing is shown. Obscure glazing shall not be altered in the future and shall be replaced with like materials if damaged.

6. **REQUIRED PARKING:** All single family homes shall be provided with a minimum of one covered parking space (10 foot by 20 foot interior dimensions) and one uncovered parking space (8.5 feet by 17.5 feet).
7. **UTILITY LOCATIONS:** In no case shall utilities be placed in a location that requires equipment and/or bollards to encroach into a required parking space.
8. **BAY WINDOWS:** Bay windows if at least 18 inches above the interior floor, projecting no more than two feet, and with more than 50% window surface shall not be counted towards the homes floor area ratio (FAR). Any changes to proposed bay windows must first be reviewed and approved by the Director of Planning and Community Environment.
9. **DAYLIGHT PLANE:** The daylight plane must clear the point where the wall plane intersects the top of the roof material.
10. **IMPERVIOUS SURFACE:** A minimum of 60 % of the required front yard shall have a permeable surface that permits water absorption directly into the soil (Section 18.12.040 (h)). The building permit plan set shall include a diagram demonstrating compliance.
11. **FENCES.** Fences and walls shall comply with the applicable provisions of Chapter 16.24, Fences, of the Palo Alto Municipal Code (PAMC). Heights of all new and existing fencing must be shown on the Building Permit plans.
12. **LIGHT WELLS.** Railings around light wells shall be screened from street view. Screening may consist of plant material or fencing. All light well and below-grade patio retaining walls shall be within the setback, unless allowed by the Code.
13. **PLANNING FINAL INSPECTION.** A Planning Division Final inspection will be required to determine substantial compliance with the approved plans prior to the scheduling of a Building Division final. Any revisions during the building process must be approved by Planning, including but not limited to; materials, fenestration and hard surface locations. Contact your Project Planner at the number below to schedule this inspection.
14. **INDEMNITY:** To the extent permitted by law, the Applicant shall indemnify and hold harmless the City, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside or void, any permit or approval authorized hereby for the Project, including (without limitation) reimbursing the City for its actual attorneys' fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its own choice.
15. **Development Impact Fees.** The proposed project would replace one single family home and two secondary units on one parcel with three new single family homes on three parcels, therefore the estimated impact fees are \$49,509.40.
16. **90-day Protest Period.** California Government Code Section 66020 provides that a project applicant who desires to protest the fees, dedications, reservations, or other exactions imposed on a development project must initiate the protest at the time the development project is approved or



conditionally approved or within ninety (90) days after the date that fees, dedications, reservations or exactions are imposed on the Project. Additionally, procedural requirements for protesting these development fees, dedications, reservations and exactions are set forth in Government Code Section 66020. IF YOU FAIL TO INITIATE A PROTEST WITHIN THE 90-DAY PERIOD OR FOLLOW THE PROTEST PROCEDURES DESCRIBED IN GOVERNMENT CODE SECTION 66020, YOU WILL BE BARRED FROM CHALLENGING THE VALIDITY OR REASONABLENESS OF THE FEES, DEDICATIONS, RESERVATIONS, AND EXACTIONS.

17. NOISE PRODUCING EQUIPMENT: All noise producing equipment shall be located outside of required setbacks, except they may project 6 feet into the required street side setbacks. In accordance with Section 9.10.030, No person shall produce, suffer or allow to be produced by any machine, animal or device, or any combination of same, on residential property, a noise level more than six dB above the local ambient at any point outside of the property plane.
18. Noise. All noise producing equipment shall not exceed the allowances specified in Section 9.10 Noise of the Palo Alto Municipal Code, including the following:
  - A. Construction hours shall be limited to 8:00am to 6:00pm Monday through Friday and 9:00am to 6:00pm on Saturdays. No construction is allowed on Sundays or Holidays as specified in Title 9 of the Municipal Code.
  - B. No individual piece of equipment shall produce a noise level exceeding one hundred ten (110) dBA at a distance of twenty-five feet.
  - C. The noise level at any point outside of the property plane of the project shall not exceed ninety (90) dBA.
  - D. Rules and regulation pertaining to all construction activities and limitations identified in this permit, along with the name and telephone number of a developer appointed disturbance coordinator, shall be posted in a prominent location at the entrance to the job site.

### **Public Works-Urban Forestry**

#### PRIOR TO DEMOLITION, BUILDING OR GRADING PERMIT ISSUANCE

19. Urban Forestry conditions apply to all three lots #1, 2 and 3. Responsible parties of Individual Review shall transfer each applicable condition to plan sheets for each lot to be considered approvable.
20. Lot 3 Designated Tree(s). In addition to public or protected trees (Regulated by Tree Ordinance), the applicant has designated four additional trees to be retained and protected per the tree protection plan. Thus, the Director has designated the following tree(s) #2-11", 3-12" (Holly Oaks) and a 6" olive and 7" plum (unnumbered) of the tree report/site plan to be shown as retained, protected and permanently preserved as condition of this discretionary review process (Single Family Individual Review or other). This tree designation is for the following reasons: privacy, substantial visual character or other stated provisions of PAMC 18.76.020(d). The project arborist supervision and monthly monitoring inspections from [Kielty Arborist Services-650-515-9783] are required. The Building Permit Site Plan shall clearly indicate this note in addition to any other Regulated tree on or adjacent to the property.
21. BUILDING PERMIT SUBMITTAL- PROJECT ARBORIST CERTIFICATION LETTER. Prior to submittal for staff review, attach a Project Arborist Certification Letter that he/she has; (a) reviewed the entire

building permit plan set submittal and, (b)\* verified all his/her updated TPR mitigation measures and changes are incorporated in the plan set, (c) affirm that ongoing Contractor/Project Arborist site monitoring inspections and reporting have been arranged with the contractor or owner (see Sheet T-1) and, (d) understands that design revisions (site or plan changes) within a TPZ will be routed to Project Arborist/Contractor for review prior to approval from City.

\* Other changes. The certification letter will verify that incorporated design changes and are consistent with City Tree Technical Manual Standards, Regulations and information:

- a. Provide a project arborist's Updated Tree Protection Report (TPR) with building permit level mitigation measures, (e.g., resolve grading proximity issues with Public trees, neighbor trees; exact TPZ scaled in feet). Provide plan revision directions to minimize root cutting conflicts that are obvious in the civil, basement, sidewalk improvement sheets.
    - On lot #3, the updated TPR will issue location ID #'s and specific controls for adequate root preservation of trees 1, 2, 3 and unnumbered olive and plum.
    - Updated TPR shall include oversight of two new street trees to be installed on Lot 1 and 2.
  - b. Palo Alto Tree Technical Manual Construction Standards, Section 2.00 and PAMC 8.10.080.
22. Provide a written agreement with the neighboring property owner that the project arborist will inspect, monitor, protect, and provide needed maintenance for any protected status oak trees as described in the tree protection report. A copy of the agreement shall be provided to the Urban Forestry Section with the Certification Letter at the time of building permit submittal. Landscaping must be compatible with the health and vitality of native oaks, including prohibiting any turf grass within 25 feet of the main trunk. Landscaping and irrigation recommendations and cautions shall be added to the tree protection report on sheet T-2.
23. **PLAN SET REQUIREMENTS.** The final Plans submitted for building permit shall include the following information and notes on relevant plan sheets:
- a. **SHEET T-1, BUILDING PERMIT.** The building permit plan set will include the City's full-sized, Sheet T-1 (Tree Protection-it's Part of the Plan!), available on the Development Center website at <http://www.cityofpaloalto.org/civicaax/filebank/documents/31783>. The Applicant shall **complete and sign the Tree Disclosure Statement** and recognize the Project Arborist Tree Activity Inspection Schedule. Monthly reporting to Urban Forestry/Contractor is mandatory. (Insp. #1: applies to all projects; with tree preservation report: Insp. #1-7 applies)
  - b. **The Tree Preservation Report (TPR).** All sheets of the Applicant's TPR approved by the City for full implementation by Contractor, Kielty Arborist Services-650-515-9783, Updated version of December 21, 2014 TPR, shall be printed on numbered Sheet T-1 (T-2, T-3, etc) and added to the sheet index.
  - c. **Plans to show protective tree fencing.** The Plan Set (esp. site, demolition, grading & drainage, foundation, irrigation, tree disposition, utility sheets, etc.) must delineate/show the correct configuration of Type I, Type II or Type III fencing around each Regulated Tree, (#1, 2, 3, 4, 5 including private olive & plum) using a bold dashed line enclosing the Tree Protection Zone (Standard Dwg. #605, Sheet T-1; City Tree Technical Manual, Section 6.35-Site Plans); **or by using the Project Arborist's unique diagram for each Tree Protection Zone enclosure.**

24. SPECIAL PLAN NOTES: In addition to showing TPZ fencing, add the following Notes on the specified Plan Sheets.

- a. 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 on Sheet T-1, in the Tree Protection Report and the approved plans"*.
- b. Note #2. All civil plans, grading plans, irrigation plans, site plans and utility plans and relevant sheets shall add a note applying to the trees to be protected, including neighboring trees stating: *"Regulated Tree--before working in this area contact the Project Site Arborist at Kielty Arborist Services-650-515-9783";*
- c. Note #3. Utility (sanitary sewer/gas/water/backflow/electric/storm drain) 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."*
- d. Note #4. *"Basement or foundation plan. Soils Report and Excavation for basement construction within the TPZ of a protected tree shall specify a vertical cut (stitch piers may be necessary) in order to avoid over-excavating into the tree root zone. Any variance from this procedure requires Urban Forestry approval, please call (650) 496-5953."*
- e. Note #5. *"Pruning Restrictions. No pruning or clearance cutting of branches is permitted on City trees. Contractor shall obtain a Public Tree Permit from Urban Forestry (650-496-5953) for any work on Public Trees"*

25. TREE REMOVAL OR PLANTING—PROTECTED & RIGHT-OF-WAY TREES. One Publicly-owned tree #6 (28" Modesto ash) is approved for removal, as shown accurately located on all site plans, require authorization by a Urban Forestry Tree Care Permit prior to issuance of any building, demolition or grading permit. This will also be referenced in a separate Street Work Permit from Public Works Engineering. Complete the applicant information portion, and sign the Public Tree Care Permit for planting of a new street tree. Submit via email or over the counter at the Development Center with an 8 ½" x 11" copy of the site plan for our records – this may be completed at building permit stage. Find the application here: <http://cityofpaloalto.org/gov/depts/pwd/trees/>.

- a. Add plan note for each tree to be removed or planted that states, *"Tree Removal. Contractor shall obtain a completed Urban Forestry Tree Care Permit separate from the Building or Street Work Permit. Permit notice hanger and conditions apply. Contact (650-496-5953)."*

26. NEW RIGHT-OF-WAY TREES—PERFORMANCE MEASURES. Two new public trees shall be installed on the Louis Road frontage on Lot 1 and lot 2, and shall be shown on all relevant plans: site, utility, irrigation, landscape, etc. in a location 10' clear radius from any (new or existing) underground utility or curb cut.

- a. Add note on the Planting Plan that states, *"Tree Planting. Prior to in-ground installation, Urban Forestry inspection/approval required for tree stock, planting conditions and irrigation adequacy. Contact (650-496-5953)."*
- b. Landscape Plan tree planting shall state the Urban Forestry approved species, 24" box, *Fraxinus p. 'Cimzamm'*, Cimarron Ashe and using Standard Planting Dwg. # #604, and shall note the tree pit dug at least twice the diameter of the root ball. Wooden cross-brace is prohibited.
- c. Add note on the Planting & Irrigation Plan that states, *"Irrigation and tree planting in the right-of-way requires a street work permit per CPA Public Works standards."*
- d. 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.
- e. Automatic irrigation bubblers shall be provided for each tree. Standard Dwg. #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. 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. Bubblers mounted inside an aeration tube are prohibited.

## 27. LANDSCAPE PLANS

- a. Include all changes recommended from civil engineer, architect and staff, including planting specifications if called for by the project arborist.
- b. Provide a detailed landscape and irrigation plan encompassing on-and off-site plantable areas out to the curb as 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:
  - All existing trees identified both to be retained and removed including street trees.
  - Complete plant list indicating tree and plant species, quantity, size, and locations.
  - Irrigation schedule and plan.
  - Fence locations.
  - Lighting plan with photometric data.
  - 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).
  - 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.
  - 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.
  - Automatic irrigation shall be provided to all trees. For trees, Standard Dwg. #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.

- c. Landscape notes shall be added to include the following mandatory criteria:
- *"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."*
  - *"A turf-free zone around trees 36" diameter (18" radius) required for best tree performance."*
  - *"Percolation & drainage checks will be performed and adequately corrected."*
  - *"Fine grading inspection of all plantable areas will be personally inspected for tilling depth, rubble removal, soil test amendments are mixed and irrigation trenching will not cut through any tree roots."*
  - *"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."*

#### DURING CONSTRUCTION

28. TREE PROTECTION VERIFICATION. Prior to any site work a written verification from the contractor that the required protective fencing is in place shall be submitted to the Urban Forestry Section ([derek.sproat@cityofpaloalto.org](mailto:derek.sproat@cityofpaloalto.org)). The fencing shall contain required warning sign and remain in place until final inspection of the project.
29. 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 to be implemented by Contractor.
30. PLAN CHANGES. Revisions and/or changes to plans before or during construction shall be reviewed and responded to by the (a) project site arborist, *Kielty Arborist Services-650-515-9783* with written letter of acceptance before submitting the revision to the Building Department for review by Planning, PW or Urban Forestry.
31. CONDITIONS. All Planning Department conditions of approval for the project shall be printed on the plans submitted for building permit.
32. 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 & Sheet T-1, 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. The mandatory Contractor and Arborist Monthly Tree Activity Report shall be sent monthly to the City ([pwps@cityofpaloalto.org](mailto:pwps@cityofpaloalto.org)) beginning with the initial verification approval, using the template in the Tree Technical Manual, Addendum 11.

33. 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.
34. 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

35. URBAN FORESTRY DIGITAL FILE & INSPECTION. The applicant or architect shall provide a digital file of the landscape plan, including new off-site trees in the publicly owned right-of-way. A USB Flash Drive, with CAD or other files that show species, size and exact scaled location of each tree on public property, shall be delivered to Urban Forestry at a tree and landscape inspection scheduled by Urban Forestry (650-496-5953).
36. PROJECT ARBORIST CERTIFICATION LETTER. Prior to written request for temporary or final occupancy, the contractor shall provide to the Planning Department and property owner a final inspection letter by the Project Arborist. The inspection shall evaluate the success or needs of Regulated tree protection, including new landscape trees, as indicated on the approved plans. The written acceptance of successful tree preservation shall include a photograph record and/or recommendations for the health, welfare, mitigation remedies for injuries (if any). The final report may be used to navigate any outstanding issues, concerns or security guarantee return process, when applicable.
37. PLANNING INSPECTION. Prior to final sign off, contractor or owner shall contact the city planner (650-329-2441) to inspect and verify Special Conditions relating to the conditions for structures, fixtures, colors and site plan accessories.

#### POST CONSTRUCTION

38. MAINTENANCE. All landscape and trees shall be maintained, watered, fertilized, and pruned according to Best Management Practices-Pruning (ANSI A300-2008 or current version) and the City Tree Technical Manual, Section 5.00. Any vegetation that dies shall be replaced or failed automatic irrigation repaired by the current property owner within 30 days of discovery.

#### **Public Works Engineering Division**

The following comments are provided as a courtesy and shall be addressed prior to any other permit application submittal. This includes Building Permit, Excavation and Grading Permit, Certificate of Compliance, Street Work Permit and Encroachment Permit but after the Planning entitlement approval.

39. MAPPING: Applicant shall file for a Minor Subdivision Application with the Planning Department for creating three (3) lots. Public Works' *Tentative Maps and Preliminary Parcel Maps* checklist must

accompany the completed application. All existing and proposed dedications and easements must be shown on the submitted map. The map would trigger further requirements from Public Works, see Palo Alto Municipal Code section 21.12 for Preliminary Parcel Map requirements and section 21.16 for Parcel Map requirements. The Parcel Map shall be recorded prior to issuance of building permit or grading and excavation permit. A digital copy of the Parcel Map, in AutoCAD format, shall be submitted to Public Works Engineering and shall conform to North American Datum 1983 State Plane Zone 3 for horizontal survey controls and NGVD88 for vertical survey controls.

40. Provide the following as a note on the Parcel Map:

C.3 MAINTENANCE STATEMENT

LOTS CREATED SHALL COMPLY WITH MUNICIPAL REGIONAL STORM WATER PERMIT (MPR) C.3 PROVISIONS. THE STORMWATER TREATMENT MEASURES CONSTRUCTED ON EACH LOT SHALL BE MAINTAINED AND REPAIRED IN PERPETUITY BY THE PROPERTY OWNER. FUTURE DEVELOPER/PROPERTY OWNERS SHALL ENTER INTO ONE OR SEPARATE AGREEMENTS WITH THE CITY TO MAINTAIN TREATMENT MEASURES ON A FORM APPROVED BY THE CITY ATTORNEY. THIS CONDITION SHALL BE BINDING ON SUBDIVIDER AN ANY SUCCESSORS IN INTEREST.

41. SUBDIVISION IMPROVEMENT AGREEMENT: Subdivision Improvement Agreement is required to secure compliance with condition of approval and security of the offsite improvements per PAMC Section 21.16.220.
42. COST ESTIMATE: Provide a construction cost estimate for the proposed off-site improvements.

**PRIOR TO ISSUANCE OF AN EXCAVATION AND GRADING PERMIT AND/OR BUILDING PERMIT.**

43. Parcel Map shall be recorded with the County Recorder.
44. DEMOLITION PLAN: Place the following note adjacent to an affected tree on the Site Plan and Demolition Plan: "Excavation activities associated with the proposed scope of work shall occur no closer than 10-feet from the existing street tree, or as approved by the Urban Forestry Division contact 650-496-5953. Any changes shall be approved by the same".
45. GRADING PERMIT: An Excavation and Grading Permit is required for grading activities on private property that fill, excavate, store or dispose of 100 cubic yards or more based on PAMC Section 16.28.060. Applicant shall prepare and submit an excavation and grading permit to Public Works separately from the building permit set. The permit application and instructions are available at the Development Center and on our website.  
[http://www.cityofpaloalto.org/gov/depts/pwd/forms\\_and\\_permits.asp](http://www.cityofpaloalto.org/gov/depts/pwd/forms_and_permits.asp)
46. GEOTECHNICAL REPORT: Shall clearly identify the highest projected groundwater level to be encountered in the area of the proposed basement in the future will be \_\_\_\_\_ feet below existing grade. **Provide the following note on the Rough Grading and Final Grading Plans.** *"In my professional judgement, the highest projected groundwater level to be encountered in the area of the proposed basement in the future will be \_\_\_\_\_ feet below existing grade. As a result, the proposed drainage system for the basement retaining wall will not encounter and pump groundwater during the life of this wall."*

47. **GRADING & DRAINAGE PLAN:** The plan set must include a grading & drainage plan prepared by a licensed professional that includes existing and proposed spot elevations, earthwork volumes, finished floor elevations, area drain and bubbler locations, drainage flow arrows to demonstrate proper drainage of the site. Adjacent grades must slope away from the house a minimum of 2% or 5% for 10-feet per 2013 CBC section 1804.3. Downspouts and splashblocks should be shown on this plan, as well as any site drainage features such as swales, area drains, bubblers, etc. Grading that increases drainage onto, or blocks existing drainage from neighboring properties, will not be allowed. Public Works generally does not allow rainwater to be collected and discharged into the street gutter, but encourages the developer to keep rainwater onsite as much as feasible by directing runoff to landscaped and other pervious areas of the site. See the *Grading & Drainage Plan Guidelines for New Single Family Residences* on the City's website.  
<http://www.cityofpaloalto.org/civicax/filebank/documents/2717>

The bioretention areas shall not be closer than 10-feet from the front property line and 3-feet from the side property line. Provide these dimensions directly on the plans. Also the bioretention areas should only treat the impervious areas. As shown the bioretention areas appear to treat both the pervious and impervious areas. Either increase the size of these to treat both the pervious and impervious areas or direct the only the impervious areas (roof, deck, patio, etc) only to these through piped system.

Plans provide don't indicate if a permeable pavement system is proposed. If a permeable pavement system is proposed provide the combined and the individual lot square footage areas. Provide the following as a note on the plans "Pervious paving systems of 3,000 SF or more requires installation inspection."

48. Provide the following note on the Grading and Drainage Plan and/or Site Plan: "Contractor shall contact Public Works Engineering (PWE) Inspectors to inspect and approve the storm drain system (pipes, area drains, inlets, bubblers, dry wells, etc.) associated with the project prior to backfill. Contractor shall schedule an inspection, at a minimum 48-hours in advance by calling (650)496-6929".
49. **UTILITY PLAN:** shall be provided with the Building Permit and demonstrate if project's storm drain utility will drain by gravity or if a pump is required. Public Works generally does not allow downspout rainwater to be collected, piped and discharged into the street gutter or connect directly to the City's infrastructure. The utility plan shall indicate downspouts will be disconnected, daylight at grade, directed to landscaped and other pervious areas of the site. Downspouts shall daylight away from the foundation.

If pumps are required plot and label where the pumps will be located, storm water runoff from pumped system shall daylight to the onsite landscaped areas allowed to infiltrate and flow by gravity to the public storm drain line. Storm water runoff that is pumped shall not be directly piped into the public storm drain line.

Bioretention swales shall be designed to use the full swale length for treatment, place the bubbler (outlet) and catch basin (inlet) at the ends of the swale. For example swales near building two appear to have inlet at the midway point instead of the ends.



50. The site drainage system that collects runoff from downspouts and landscape area shall be a separated from the pump system that discharges runoff from light wells. Plot and clearly label the two separate systems and including the separate outfalls for each system.
51. **BASEMENT DRAINAGE:** Due to high groundwater throughout much of the City and Public Works prohibiting the pumping and discharging of groundwater, perforated pipe drainage systems at the exterior of the basement walls or under the slab are not allowed for this site. A drainage system is, however, required for all exterior basement-level spaces, such as lightwells, patios or stairwells. This system consists of a sump, a sump pump, a backflow preventer, and a closed pipe from the pump to a dissipation device onsite at least 10-feet from the property line and 3-feet from side and rear property lines, such as a bubbler box in a landscaped area, so that water can percolate into the soil and/or sheet flow across the site. Include these dimensions on the plan. The device must not allow stagnant water that could become mosquito habitat. Additionally, the plans must show that exterior basement-level spaces are at least 7-3/4" below any adjacent windowsills or doorsills to minimize the potential for flooding the basement. Public Works recommends a waterproofing consultant be retained to design and inspect the vapor barrier and waterproofing systems for the basement.
52. **BASEMENT SHORING:** Shoring Plans prepared by a licensed professional are required for the Basement Excavation and shall be submitted with the Grading and Excavation Permit. Shoring for the basement excavation, including tiebacks, must not extend onto adjacent private property or into the City right-of-way without having first obtained written permission from the private property owners and/or an encroachment permit from Public Works.
53. **DEWATERING:** Excavation may require dewatering during construction. Public Works only allows groundwater drawdown well dewatering. Open pit groundwater dewatering is not allowed. **Dewatering is only allowed from April through October** due to inadequate capacity in our storm drain system. The geotechnical report for this site must list the highest anticipated groundwater level. We recommend that a piezometer be installed in the soil boring. The contractor shall determine the depth to groundwater immediately prior to excavation by using a piezometer or by drilling and exploratory hole. Based on the determined groundwater depth and season the contractor may be required to dewater the site or stop all grading and excavation work. In addition Public Works may require that all groundwater be tested for contaminants prior to initial discharge and at intervals during dewatering. If testing is required, the contractor must retain an independent testing firm to test the discharge water for contaminants Public Works specifies and submit the results to Public Works.

Public Works reviews and approves dewatering plans as part of a *Street Work Permit*. The applicant can include a dewatering plan in the building permit plan set in order to obtain approval of the plan during the building permit review, but the contractor will still be required to obtain a street work permit prior to dewatering. Alternatively, the applicant must include the above dewatering requirements in a note on the site plan. Public Works has a sample dewatering plan sheet and dewatering guidelines available at the Development Center and on our website. [http://www.cityofpaloalto.org/gov/depts/pwd/forms\\_and\\_permits.asp](http://www.cityofpaloalto.org/gov/depts/pwd/forms_and_permits.asp)

The following links are included to assist the applicant with dewatering requirements.  
<http://www.cityofpaloalto.org/civicax/filebank/documents/30978>  
<http://www.cityofpaloalto.org/civicax/filebank/documents/51366>  
<http://www.cityofpaloalto.org/civicax/filebank/documents/47388>

54. **WATER FILLING STATION:** Due to the California drought, applicant shall install a water station for the non-potable reuse of the dewatering water. This water station shall be constructed within private property, next to the right-of-way, (typically, behind the sidewalk). The station shall be accessible 24 hours a day for the filling of water carrying vehicles (i.e. street sweepers, etc.). The water station may also be used for onsite dust control. Before a discharge permit can be issued, the water supply station shall be installed, ready for operational and inspected by Public Works. The groundwater will also need to be tested for contaminants and chemical properties for the non-potable use. The discharge permit cannot be issued until the test results are received. Additional information regarding the station will be made available on the City's website under Public Works.
55. **GROUNDWATER USE PLAN:** A Groundwater Use Plan (GWUP) shall be submitted for review for any project which requires dewatering. The GWUP, a narrative that shall be included in or accompany the Dewatering Plan, must demonstrate the highest beneficial use practicable of the pumped groundwater. The GWUP shall also state that all onsite, non-potable water needs such as dust control shall be met by using the pumped groundwater. Delays in submitting the GWUP can result in delays in the issuance of your discharge permit as Public Works requires sufficient review time which shall be expected by the applicant.
56. **STORM WATER TREATMENT:** This project shall comply with the storm water regulations contained in provision C.3 of the NPDES municipal storm water discharge permit issued by the San Francisco Bay Regional Water Quality Control Board (and incorporated into Palo Alto Municipal Code Chapter 16.11). These regulations apply to land development projects that create or replace 10,000 square feet or more of impervious surface. In order to address the potential permanent impacts of the project on storm water quality, the applicant shall incorporate into the project a set of permanent site design measures, source controls, and treatment controls that serve to protect storm water quality, subject to the approval of the Public Works Department. The applicant shall identify, size, design and incorporate permanent storm water pollution prevention measures (preferably landscape-based treatment controls such as bioswales, filter strips, and permeable pavement rather than mechanical devices that require long-term maintenance) to treat the runoff from a "water quality storm" specified in PAMC Chapter 16.11 prior to discharge to the municipal storm drain system. **Effective January 1, 2016, regulated projects, must contract with a qualified third-party reviewer during the Building permit review process to certify that the proposed permanent storm water pollution prevention measures comply with the requirements of Palo Alto Municipal Code Chapter 16.11.** The certification form, 2 copies of approved storm water treatment plan, and a description of Maintenance Task and Schedule must be received by the City from the third-party reviewer prior to approval of the building permit by the Public Works department.
57. **STORM WATER TREATMENT:** Provide the following as note on the plans: "At the time of installation of the required storm water treatment measures and prior to the issuance of any occupancy permit, a 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. "
58. **STORM WATER POLLUTION PREVENTION:** The City's full-sized "Pollution Prevention - It's Part of the Plan" sheet must be included in the plan set. Copies are available from Public Works on our website <http://www.cityofpaloalto.org/civicax/filebank/documents/2732>

59. **LOGISTICS PLAN:** The applicant and contractor shall submit a construction logistics plan to the Public Works Department 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, on-site staging and storage areas, concrete pours, crane lifts, work hours, noise control, dust control, storm water pollution prevention, contractor's contact. The plan shall be prepared and submitted along the Rough Grading and Excavation Permit. Plot the construction fence, entrances, shoring, limits of over excavation, construction workers parking area, staging and storage areas within the private site for equipment and material. It shall include notes as indicated on the approved Truck Route Map for construction traffic to and from the site. Plan shall also indicate if the bus stop will need to be relocated. Show how the bike lane will remain accessible during construction.
60. **WORK IN THE RIGHT-OF-WAY:** The plans must clearly indicate any work that is proposed in the public right-of-way, such as sidewalk replacement, driveway approach, or utility laterals. The plans must include notes that the work must be done per City standards and that the contractor performing this work must first obtain a Street Work Permit from Public Works at the Development Center. If a new driveway is in a different location than the existing driveway, then the sidewalk associated with the new driveway must be replaced with a thickened (6" thick instead of the standard 4" thick) section. Additionally, curb cuts and driveway approaches for abandoned driveways must be replaced with new curb, gutter and planter strip.
61. **OFFSITE IMPROVEMENT PLANS:** Provide an off-site improvement plan that shows the proposed improvements (replacement of curb and gutter, sidewalk, driveways, pavement restoration), street trees (if any). The rolled curb and gutter along the frontage shall be replaced in kind. The existing ramp at the corner shall be replaced with two directional ramps that comply with the accessibility requirements. The sidewalk section along the new driveway locations shall be replaced with a thicker section per City standards. Any of the existing striping that is affected with the replacement of the concrete or asphalt work, shall also be replaced with thermoplastic material. The off-site plans shall include the striping. Plans shall include all of the existing laterals that are designated to remain or abandoned and all new laterals that are required to serve the project. New hydrant upgrades may also require new lateral for that hydrant. Plot and clearly label the upgrades on the plans.
62. **RESURFACING:** Provide the following as a note on the plans "The applicant and contractor will be responsible for resurfacing (grind and overlay) portions of Louis Road and North California Avenue based on the roadway surface condition after project completion and limits of trench work. At a minimum full width of pavement resurfacing along the project along the project frontages may be required." Plot the limits of resurfacing on the plans.
63. **SIDEWALK, CURB & GUTTER:** As part of this project, the applicant must replace existing sidewalks, curbs, gutters or driveway approaches in the public right-of-way along the frontage(s) of the property. Project shall also replace the three of the existing ramps at the intersection of Louis Road and North California Avenue with new accessibility compliant ramps. The site plan and grading and drainage plan submitted with the building permit plan set must show the extent of the replacement work. The plan must note that any work in the right-of-way must be done per Public Works' standards by a licensed contractor who must first obtain a *Street Work Permit* from Public Works at the Development Center.

64. Provide the following note on the Site Plan and adjacent to the work within the Public road right-of-way. "Any construction within the city's public road right-of-way shall 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."
65. Add the following note on the Site Plan and Grading and Drainage Plan "Excavation activities shall not occur closer than 10 feet from the existing street tree, as approved by the Urban Forestry Division. Any changes shall be approved by the same, contact urban forestry at 650-496-5953."
66. Provide the following note on the Site Plan and Grading and Drainage Plan: "Contractor shall not stage, store, or stockpile any material or equipment within the public road right-of-way." Construction phasing shall be coordinate to keep materials and equipment onsite.
67. UTILITIES: Note that all above ground utilities, such as transformer, backflow preventer, gas meters, etc., shall be located within project site but accessible from the street.
68. IMPERVIOUS SURFACE AREA: The project will be creating or replacing 500 square feet or more of impervious surface. Accordingly, the applicant shall provide calculations of the existing and proposed impervious surface areas with the building permit application. The Impervious Area Worksheet for Land Developments form and instructions are available at the Development Center or on our website.
69. STREET TREES: The applicant may be required to replace existing and/or add new street trees in the public right-of-way along the property's frontage(s). Call the Public Works' arborist at 650-496-5953 to arrange a site visit so he can determine what street tree work, if any, will be required for this project. The site plan submitted with the building permit plan set must show the street tree work that the arborist has determined, including the tree species, size, location, staking and irrigation requirements, or include a note that Public Works' arborist has determined no street tree work is required. The plan must note that in order to do street tree work, the applicant must first obtain a *Permit for Street Tree Work in the Public Right-of-Way* from Public Works' arborist (650-496-5953).
70. ADJACENT NEIGHBORS: For any improvements that extend beyond the property lines such as tie-backs for the basement, provide signed copies of the original agreements with the adjacent property owners. The agreements shall indicate that the adjacent property owners have reviewed and approved the proposed improvements (such as soldier beams, tiebacks) that extend into their respective properties

#### **PRIOR TO BUILDING PERMIT FINAL**

71. STORMWATER MAINTENANCE AGREEMENT: The applicant shall designate a party to maintain the control measures for the life of the improvements and must enter into a maintenance agreement with the City to guarantee the ongoing maintenance of the permanent C.3 storm water discharge compliance measures. **The maintenance agreement shall be executed prior to the first building occupancy sign-off.** The City will inspect the treatment measures yearly and charge an inspection fee. There is currently a \$381 C.3 (2015FY) plan check fee that will be collected upon submittal for a grading or building permit.

The following comments are provided as a courtesy and must be complied with at the Building Permit phase of this project (after the Planning entitlement approval):

*NOTE: Please be advised that the Palo Alto City Council has approved a new energy and green building ordinance as of April 20<sup>th</sup> with the final administrative approval on May 11<sup>th</sup>. State filing requirements are currently underway. The following requirements reflect the criteria from the new ordinance. Due to the nature and typical schedule of this project type, it is assumed that this application will submit for a building permit after the new requirements are adopted, which is targeted for June 20<sup>th</sup>, 2015. To review the upcoming changes, view the [press release](#) which contains a link to the approved language. You may also email Melanie Jacobson at [Melanie.Jacobson@CityofPaloAlto.org](mailto:Melanie.Jacobson@CityofPaloAlto.org) for specific questions about your project.*

#### **Local Energy Reach Code for Residential Projects**

The following conditions apply to the project:

- 72. The project includes new construction and therefore triggers the Local Energy Efficiency Reach Code.** For all new single-family residential, multi-family residential, and non-residential construction: The performance approach specified within the 2013 California Energy Code shall be used to demonstrate that the TDV Energy of the proposed building is at least 15% less than the TDV Energy of the Standard Design. (Ord. 5324 § 1 (part), 2015)

#### **Green Building Requirements for Residential Projects**

The following conditions apply to the project:

- 73. The project is a new construction residential building** and therefore must meet the California Green Building Code mandatory requirements outlined in Chapter 4, (with local amendments) plus Tier 2 minimum pre-requisites and electives outlined in Appendix A4\* (with local amendments). The project must hire a Green Building Special Inspector for a pre-permit third-party design review and a third-party green building inspection process. The project must select a Green Building Special Inspector from the City's list of approved inspectors. This list will be available in early June. The project has provided a preliminary GB-1 sheet in the planning package. Requirement met. OR The project must provide a preliminary GB-1 sheet for planning entitlement. Submittal requirements are outlined on the Development Services Green Building webpage. [http://www.cityofpaloalto.org/gov/depts/ds/green\\_building/default.asp](http://www.cityofpaloalto.org/gov/depts/ds/green_building/default.asp) PAMC 16.14.080 (Ord. 5324 § 1 (part), 2015)

\*Note: Projects subject to Tier 1 or Tier 2 shall not be required to fulfill any requirements outlined in Appendix A4.2 Energy Efficiency. All energy efficiency measures are found in the 2013 California Energy Code and the Palo Alto Energy Reach Code PAMC 16.17 & 16.18.

- 74. The project is a residential construction project of any size** and therefore must meet the enhanced construction waste reduction at tier 2 (75% construction waste reduction). PAMC 16.14.160 (Ord. 5324 § 1 (part), 2013)
- 75. The project is a new detached single-family dwelling** and therefore shall comply with the following requirements for electric vehicle supply equipment (EVSE) as shown in :
- a) The property owner shall provide as minimum a panel capable to accommodate a dedicated branch circuit and service capacity to install at least a 208/240V, 50 amperes grounded AC outlet

(Level 2 EVSE). The raceway shall terminate in close proximity to the proposed location of the charging system into a listed cabinet, box, enclosure, or receptacle. The raceway shall be installed so that minimal removal of materials is necessary to complete the final installation. The raceway shall have capacity to accommodate a 100-ampere circuit.

- (b) Design. The proposed location of a charging station may be internal or external to the dwelling, and shall be in close proximity to an on-site parking space. The proposed design must comply with all applicable design guidelines, setbacks and other code requirements. PAMC 16.14.420 (Ord. 5263 § 2, 2014)

### **Utilities Water-Gas-Wastewater Engineering**

#### **PRIOR TO ISSUANCE OF DEMOLITION PERMIT**

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

#### **FOR BUILDING PERMIT**

78. The applicant shall submit a completed water-gas-wastewater service connection application - load sheet for City of Palo Alto Utilities. The applicant must provide all the information requested for utility service demands (water in fixture units/g.p.m., gas in b.t.u.p.h, and sewer in fixture units/g.p.d.). 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).
79. 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.
80. 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).
81. 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.
82. 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.**

83. 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.**
84. 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.
85. Existing wastewater laterals that are not plastic (ABS, PVC, or PE) shall be replaced at the applicant's expense.
86. Existing water services that are not a currently standard material shall be replaced at the applicant's expense.
87. 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.
88. Each unit or place of business shall have its own water and gas meter shown on the plans. Each parcel shall have its own water service, gas service and sewer lateral connection shown on the plans.
89. A new water service line installation for domestic usage is required. For service connections of 4-inch through 8-inch sizes, the applicant's contractor must provide and install a concrete vault with meter reading lid covers for water meter and other required control equipment in accordance with the utilities standard detail. Show the location of the new water service and meter on the plans.
90. A new gas service line installation is required. Show the new gas meter location on the plans. The gas meter location must conform with utilities standard details.
91. A new sewer lateral installation per lot is required. Show the location of the new sewer lateral on the plans
92. Where public mains are installed in private streets/PUEs for condominium and town home projects the CC&Rs and final map shall include the statement: *"Public Utility Easements: If the City's reasonable use of the Public Utility Easements, which are shown as P.U.E on the Map, results in any damage to the Common Area, then it shall be the responsibility of the Association, and not of the City, to Restore the affected portion(s) of the Common Area. This Section may not be amended without the prior written consent of the City"*.
93. All existing water and wastewater services that will not be reused shall be abandoned at the main per WGW utilities procedures.
94. 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' of existing trees. Maintain 10' between new trees and new water, gas and wastewater services/mains/meters.

95. 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.
96. All utility installations shall be in accordance with the City of Palo Alto utility standards for water, gas & wastewater.

#### **Building Division**

The following comments are provided as a courtesy and must be complied with at the Building Permit phase of this project (after the Planning entitlement approval):

- A demolition permit shall be required for the removal of the existing building on site. The demolition shall be finalized prior to the recordation of any new parcel map(s).
- Demolition of entire structures shall include the termination of utilities in an approved manner, in approved locations on the site.
- Provisions shall be made to provide a means on the site for control of dust during demolition and construction work.
- A foundation survey will be required by a professional engineer or other authorized person with the report being available to the Building Inspector at the time of the foundation inspection.
- A Daylight Plane survey will be required by a professional engineer or other authorized person with the report being available to the Building Inspector at the time of the roof sheathing/shear nailing inspection.





CITY OF  
PALO ALTO

---

# Certificate of Mailing

I, Alicia Spotwood hereby certify that I am an employee with the City of Palo Alto Planning Division and am over 18 years of age.

On Sept 2, 2016, at 10:59, I mailed a copy of the attached Notice to those persons named on the attached list, being owners and occupants of all property within 1000 feet of the exterior limits of the property described in said Notice as determined by the applicant.

Executed at Palo Alto, California on 9/2/16

Signed: Alicia Spotwood  
(Signature of Employee)



**NOTICE OF PUBLIC HEARING  
OF THE ARCHITECTURAL  
REVIEW BOARD**



CITY OF  
**PALO  
ALTO**

Planning Division  
P.O. Box 10250  
Palo Alto, CA 94303

**WHEN:** Thursday September 15, 2016 AT 8:30 A.M.

**PLACE:** Council Chambers, Civic Center  
250 Hamilton Avenue, 1st Floor

Public Hearing - **900 N California Ave [15PLN-00155]**: Request by Kohler Associates Architects, on behalf of Greg Xiong, for Architectural Review of three single-family homes, replacing three existing homes in the R-1 Single Family Residential zone district. Environmental Review: Categorically Exempt per CEQA Guidelines Section 15303(a) (New Construction or Conversion of Small Structures). Zoning District: R-1 Single Family Residential District (R-1): For more information please contact the project planner Adam Petersen at [APetersen@m-group.us](mailto:APetersen@m-group.us)

**Interested persons may appear and be heard.** Staff reports for the agendized item will be available on the City's main webpage at [www.cityofpaloalto.org](http://www.cityofpaloalto.org) under Agendas/Minutes/Reports, select City Council and follow the links. **For additional information, please contact Adam Petersen at (650) 938-1111.**

ADA. Persons with disabilities who require auxiliary aids or services in using City facilities, services or programs or who would like information on the City's compliance with the Americans with Disabilities Act (ADA) of 1990, may contact (650) 329-2550 (voice) or (650) 328-1199 (TDD). Sign language interpreters will be provided upon request with 72 hours in advance notice.

RESIDENT

928 N CALIFORNIA AVE

PALO ALTO CA 94303



CITY OF  
PALO  
ALTO

## NOTICE OF PUBLIC HEARING OF THE ARCHITECTURAL REVIEW BOARD



CITY OF  
PALO  
ALTO

Planning Division  
P.O. Box 10250  
Palo Alto, CA 94303

**WHEN:** Thursday September 15, 2016 AT 8:30 A.M.

**PLACE:** Council Chambers, Civic Center  
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Public Hearing - 900 N California Ave [15PLN-00155]: Request by Kohler Associates Architects, on behalf of Greg Xiong, for Architectural Review of three single-family homes, replacing three existing homes in the R-1 Single Family Residential zone district. Environmental Review: Categorically Exempt per CEQA Guidelines Section 15303(a) (New Construction or Conversion of Small Structures). Zoning District: R-1 Single Family Residential District (R-1). For more information please contact the project planner Adam Petersen at [APetersen@m-group.us](mailto:APetersen@m-group.us)

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RESIDENT

936 N CALIFORNIA AVE

PALO ALTO CA 94303

**900 N. California Avenue Public Mailing List**

GID	APN	ADDRESSE	ADDRESS	CITYSTATE
2432	003-54-014	Resident	888 Southamton Dr	Palo Alto CA 94303
2433	003-54-013	Resident	882 Southamton Dr	Palo Alto CA 94303
2434	003-54-012	Resident	876 Southamton Dr	Palo Alto CA 94303
2436	003-54-058	Resident	2190 Barbara Dr	Palo Alto CA 94303
2437	003-54-057	Resident	2180 Barbara Dr	Palo Alto CA 94303
2438	003-54-056	Resident	2150 Barbara Dr	Palo Alto CA 94303
		KRAWCZYK STEVE AND		
2439	003-54-055	JIANG HONG	846 EAST GREENWICH PL	PALO ALTO CA 94303
2439	003-54-055	Resident	2130 Barbara Dr	Palo Alto CA 94303
2440	003-54-054	Resident	2110 Barbara Dr	Palo Alto CA 94303
2441	003-54-053	Resident	2090 Barbara Dr	Palo Alto CA 94303
		STANG ERIC AND		
2441	003-54-053	PAMELA R TRUSTEE	338 FLETCHER	ATHERTON CA 94027
2442	003-54-052	Resident	2066 Barbara Dr	Palo Alto CA 94303
2445	003-53-027	Resident	2080 Louis Rd	Palo Alto CA 94303
2446	003-53-028	Resident	2096 Louis Rd	Palo Alto CA 94303
2447	003-53-029	Resident	2106 Louis Rd	Palo Alto CA 94303
2448	003-53-030	Resident	2126 Louis Rd	Palo Alto CA 94303
		HU XIAOLING HOUSE 2		
2449	003-53-031	TURTLE COVE	60 TAI TAM RD	
2449	003-53-031	Resident	2146 Louis Rd	Palo Alto CA 94303
2450	003-53-032	Resident	2174 Louis Rd	Palo Alto CA 94303
2451	003-53-033	Resident	2194 Louis Rd	Palo Alto CA 94303
2452	003-53-001	Resident	2191 Barbara Dr	Palo Alto CA 94303
2453	003-53-002	Resident	2181 Barbara Dr	Palo Alto CA 94303
2454	003-53-003	Resident	2151 Barbara Dr	Palo Alto CA 94303
2455	003-53-004	Resident	2131 Barbara Dr	Palo Alto CA 94303
		KWIK INGHIE TRUSTEE		
		C/O BRIAN		
		CHANCELLOR, SERENO		
2456	003-53-005	GROUP	285 HIGH ST	PALO ALTO CA 94301
2456	003-53-005	Resident	2111 Barbara Dr	Palo Alto CA 94303
2457	003-53-006	Resident	2091 Barbara Dr	Palo Alto CA 94303
2458	003-53-007	Resident	2065 Barbara Dr	Palo Alto CA 94303
2459	003-53-008	Resident	2039 Barbara Dr	Palo Alto CA 94303
2460	003-55-077	Resident	896 N California Ave	Palo Alto CA 94303
2461	003-55-082	Resident	890 N California Ave	Palo Alto CA 94303
		NORTON CAROLE H		
2462	003-55-081	TRUSTEE	101 SECOND ST UNIT 12	LOS ALTOS CA 94022
2462	003-55-081	Resident	888 N California Ave	Palo Alto CA 94303
2463	003-55-007	Resident	2252 Louis Rd	Palo Alto CA 94303
2464	003-55-006	Resident	2242 Louis Rd	Palo Alto CA 94303
		LOK JUNA TRUSTEE &		
2465	003-55-005	ET AL CALVIN Y. LOK	P O BOX 310	MENLO PARK CA 94026-0310
2465	003-55-005	Resident	2234 Louis Rd	Palo Alto CA 94303

2465	003-55-005	Resident	2238 Louis Rd	Palo Alto CA 94303
2466	003-55-073	Resident	2230 Louis Rd	Palo Alto CA 94303
2467	003-55-074	Resident	2226 Louis Rd	Palo Alto CA 94303
2468	003-55-078	Resident	880 N California Ave	Palo Alto CA 94303
2469	003-55-079	CHANG ERIC ET AL	20330 SARATOGA LOS GATOS	SARATOGA CA 95070-5924
2469	003-55-079	Resident	884 N California Ave	Palo Alto CA 94303
2470	003-55-010	Resident	2286 Louis Rd	Palo Alto CA 94303
2471	003-55-011	Resident	2298 Louis Rd	Palo Alto CA 94303
2472	003-51-022	Resident	920 N California Ave	Palo Alto CA 94303
2473	003-51-023	Resident	928 N California Ave	Palo Alto CA 94303
2474	003-51-019	Resident	901 Elsinore Dr	Palo Alto CA 94303
2475	003-51-018	Resident	905 Elsinore Dr	Palo Alto CA 94303
2476	003-51-020	Resident	2221 Louis Rd	Palo Alto CA 94303
2477	003-51-021	Resident	2205 Louis Rd	Palo Alto CA 94303
2477	003-51-021	Resident	900 N California Ave	Palo Alto CA 94303
2477	003-51-021	Resident	912 N California Ave	Palo Alto CA 94303
		WAVECHO LLC		
2477	003-51-021	WAVECHO LLC	4546 EL CAMINO REAL UNIT	LOS ALTOS CA 94022
2478	003-55-008	DFP II LP	3691 LAGUNA AVE	PALO ALTO CA 94306-2622
2478	003-55-008	Resident	2262 Louis Rd	Palo Alto CA 94303
2478	003-55-008	Resident	2264 Louis Rd	Palo Alto CA 94303
2478	003-55-008	Resident	2266 Louis Rd	Palo Alto CA 94303
2478	003-55-008	Resident	2268 Louis Rd	Palo Alto CA 94303
2479	003-55-012	Resident	2290 Louis Rd	Palo Alto CA 94303
2480	003-50-017	Resident	2151 Louis Rd	Palo Alto CA 94303
2483	003-55-009	Resident	2270 Louis Rd	Palo Alto CA 94303
		BROOKS KENTON E		
2484	003-53-026	TRUSTEE	1501 BLOSSOM HILL RD	SAN JOSE CA 95118-3301
2484	003-53-026	Resident	2060 Louis Rd	Palo Alto CA 94303
2494	003-50-022	Resident	1985 Louis Rd	Palo Alto CA 94303
2495	003-51-033	Resident	936 N California Ave	Palo Alto CA 94303
2496	003-50-031	Resident	30 Morton St	Palo Alto CA 94303
		WALTERS EDWIN K AND		
2496	003-50-031	KAREN A	30 MORTON WAY	PALO ALTO CA 94303-3034
		CHEREDNICHENKO		
		VLADIMIR AND		
2497	003-50-032	MARKOV IRINA	34 MORTON WAY	PALO ALTO CA 94303-3034
2497	003-50-032	Resident	34 Morton St	Palo Alto CA 94303
		HOBSON ROSEMARY		
2498	003-50-033	TRUSTEE	16701 133RD AV E	PUYALLUP WA 98374-9200
2498	003-50-033	Resident	38 Morton St	Palo Alto CA 94303
2499	003-50-071	Resident	2108 Bellview Dr	Palo Alto CA 94303
2500	003-50-070	Resident	2100 Bellview Dr	Palo Alto CA 94303
2502	003-50-012	Resident	933 N California Ave	Palo Alto CA 94303
		KALINSKE THOMAS J		
		AND KAREN J KAREN		
2505	003-50-036	KALINSKE	175 FAIR OAKS LN	ATHERTON CA 94027

2505 003-50-036	Resident	54 Morton St	Palo Alto CA 94303
	WONG JAMES P JR		
2506 003-50-066	TRUSTEE	2147 BELLVIEW DR	PALO ALTO CA 94303-3404
2507 003-50-067	Resident	2139 Bellview Dr	Palo Alto CA 94303
	2121 BELLVIEW LLC MS		
2508 003-50-068	ANDREA G STERN, MGR	730 SEALE AVE	PALO ALTO CA 94303-3401
2508 003-50-068	Resident	2121 Bellview Dr	Palo Alto CA 94303
2509 003-50-035	Resident	50 Morton St	Palo Alto CA 94303
2510 003-50-009	Resident	953 N California Ave	Palo Alto CA 94303
2511 003-50-076	Resident	2170 Bellview Dr	Palo Alto CA 94303
2512 003-50-075	Resident	2156 Bellview Dr	Palo Alto CA 94303
2513 003-50-074	Resident	2142 Bellview Dr	Palo Alto CA 94303
2513 003-50-074	WOLF SHOSHANA	PO BOX 60446	PALO ALTO CA 94306-0446
2514 003-50-081	Resident	2125 Louis Rd	Palo Alto CA 94303
2515 003-50-082	Resident	2123 Louis Rd	Palo Alto CA 94303
2516 003-50-019	Resident	2105 Louis Rd	Palo Alto CA 94303
2517 003-50-020	Resident	2093 Louis Rd	Palo Alto CA 94303
2518 003-50-021	Resident	2075 Louis Rd	Palo Alto CA 94303
2520 003-50-072	Resident	2114 Bellview Dr	Palo Alto CA 94303
2521 003-50-073	Resident	2128 Bellview Dr	Palo Alto CA 94303
2522 003-53-025	Resident	2040 Louis Rd	Palo Alto CA 94303
2678 003-50-054	Resident	59 Morton St	Palo Alto CA 94303
2679 003-50-055	Resident	55 Morton St	Palo Alto CA 94303
2687 003-50-037	Resident	58 Morton St	Palo Alto CA 94303
2688 003-50-038	Resident	62 Morton St	Palo Alto CA 94303
	BUDELLI ROBERT G AND		
2689 003-50-039	SIERRA S	66 MORTON WAY	PALO ALTO CA 94303-3034
2689 003-50-039	Resident	66 Morton St	Palo Alto CA 94303
9250 003-55-001	Resident	870 N California Ave	Palo Alto CA 94303
9281 003-55-018	Resident	865 Garland Dr	Palo Alto CA 94303
	DELABEAUJARDIERE		
	JEAN M AND ODILE		
9282 003-55-086	TRUSTEE	1236 ROCK ROSE RD NE	ALBUQUERQUE NM 87122
9282 003-55-086	Resident	867 Garland Dr	Palo Alto CA 94303
12061 003-51-014	Resident	925 Elsinore Dr	Palo Alto CA 94303
12062 003-51-015	Resident	921 Elsinore Dr	Palo Alto CA 94303
12063 003-51-016	Resident	915 Elsinore Dr	Palo Alto CA 94303
12064 003-51-017	Resident	911 Elsinore Dr	Palo Alto CA 94303
	WANG SUWEN AND FU		
12064 003-51-017	XIAOSHUANG TRUSTEE	836 NASH RD	LOS ALTOS CA 94024-4624
12065 003-51-013	Resident	931 Elsinore Dr	Palo Alto CA 94303
	RAUSCH R DANIEL AND		
	CAVANAUGH		
12066 003-51-012	CONSTANCE H T	935 ELSINORE DR	PALO ALTO CA 94303-3412
12067 003-51-011	Resident	941 Elsinore Dr	Palo Alto CA 94303

12068	003-51-010	Resident	945 Elsinore Dr	Palo Alto CA 94303
12069	003-51-032	Resident	938 N California Ave	Palo Alto CA 94303
		LILLARD ELIZABETH L		
12070	003-51-037	TRUSTEE	938 N CALIFORNIA AVE	PALO ALTO CA 94303-3405
12070	003-51-037	Resident	942 N California Ave	Palo Alto CA 94303
12071	003-51-041	Resident	946 N California Ave	Palo Alto CA 94303
		NISHIMURA DWIGHT G		
12072	003-51-009	AND SHIMAKAWA ANN GRIFFITHS MARCIA ET	951 ELSINORE DR	PALO ALTO CA 94303-3412
12073	003-51-007	AL	5203 RIDGEFIELD RD	BETHESDA MD 20816
12073	003-51-007	Resident	961 Elsinore Dr	Palo Alto CA 94303
		OWICKI JOHN C AND		
12074	003-51-039	SUSAN S TRUSTEE	956 N CALIFORNIA AVE	PALO ALTO CA 94303-3405
12075	003-51-026	Resident	960 N California Ave	Palo Alto CA 94303
12076	003-51-027	Resident	964 N California Ave	Palo Alto CA 94303
12076	003-51-027	STEDMAN THOMAS A	PO BOX 3932	LOS ALTOS CA 94024-0932
12077	003-51-028	Resident	968 N California Ave	Palo Alto CA 94303
12078	003-51-008	Resident	955 Elsinore Dr	Palo Alto CA 94303
12081	003-52-080	Resident	991 El Cajon Way	Palo Alto CA 94303
12082	003-52-079	Resident	940 Elsinore Dr	Palo Alto CA 94303
12083	003-52-090	Resident	903 El Cajon Way	Palo Alto CA 94303
12084	003-52-091	Resident	924 Elsinore Dr	Palo Alto CA 94303
12085	003-50-065	Resident	963 N California Ave	Palo Alto CA 94303
		KASE KENNETH R AND		
12086	003-50-008	GRADY S TRUSTEE	PO BOX 7775	SAN FRANCISCO CA 94120-7775
12086	003-50-008	Resident	955 N California Ave	Palo Alto CA 94303
12087	003-52-093	Resident	2315 Louis Rd	Palo Alto CA 94303
		ZHUANG LING AND LI		
12087	003-52-093	XIANGBING	750 SEALE AVE	PALO ALTO CA 94303-3401
12088	003-52-094	Resident	2303 Louis Rd	Palo Alto CA 94303
12089	003-52-047	Resident	910 Elsinore Dr	Palo Alto CA 94303
12090	003-52-046	Resident	904 Elsinore Dr	Palo Alto CA 94303
		ANDERSON DEBORAH		
12091	003-52-045	TRUSTEE	265 N 13TH ST	SAN JOSE CA 95112-3445
12091	003-52-045	Resident	900 Elsinore Dr	Palo Alto CA 94303
12092	003-52-050	Resident	912 El Cajon Way	Palo Alto CA 94303
12093	003-52-049	Resident	906 El Cajon Way	Palo Alto CA 94303
		TARG ALEXANDER AND		
12093	003-52-049	KIANG PHINE TRUSTEE	800 E GREENWICH PLACE	PALO ALTO CA 94303
12094	003-52-048	Resident	914 Elsinore Dr	Palo Alto CA 94303
		STAEPELAERE		
12094	003-52-048	ENTERPRISES LLC	65 HIGHGATE RD	SCOTTS VALLEY CA 95066
		HSU CHARLES C AND		
12095	003-50-034	JANE L	42 MORTON WAY	PALO ALTO CA 94303-3034

12095 003-50-034 Resident 42 Morton St Palo Alto CA 94303

ARMSTRONG GEORGE

12114 003-50-006 A JR TRUSTEE 34400 MISSION BL,BLDG A 14 UNION CITY CA 94587

12114 003-50-006 Resident 967 N California Ave Palo Alto CA 94303

12129 003-52-085 Resident 951 El Cajon Way Palo Alto CA 94303

HU VICTOR LIANG DAO

12130 003-52-084 AND SHU YING ET AL 26835 ORTEGA DR LOS ALTOS HILLS CA 94022-1907

12130 003-52-084 Resident 975 El Cajon Way Palo Alto CA 94303

12131 003-52-083 Resident 979 El Cajon Way Palo Alto CA 94303

12132 003-52-086 Resident 943 El Cajon Way Palo Alto CA 94303

12133 003-52-087 Resident 917 El Cajon Way Palo Alto CA 94303

12134 003-52-088 Resident 913 El Cajon Way Palo Alto CA 94303

12135 003-52-089 Resident 907 El Cajon Way Palo Alto CA 94303

12141 003-52-052 Resident 922 El Cajon Way Palo Alto CA 94303

12142 003-52-053 Resident 926 El Cajon Way Palo Alto CA 94303

12159 003-52-098 Resident 916 El Cajon Way Palo Alto CA 94303

12161 003-52-082 Resident 985 El Cajon Way Palo Alto CA 94303

12162 003-52-081 Resident 989 El Cajon Way Palo Alto CA 94303

12171 003-52-069 Resident 962 Elsinore Dr Palo Alto CA 94303

12172 003-52-068 Resident 956 Elsinore Dr Palo Alto CA 94303

12173 003-52-067 Resident 950 Elsinore Dr Palo Alto CA 94303

12174 003-52-066 Resident 992 El Cajon Way Palo Alto CA 94303

12175 003-52-071 Resident 968 Elsinore Ct Palo Alto CA 94303

12176 003-52-072 Resident 970 Elsinore Ct Palo Alto CA 94303

12177 003-52-065 Resident 986 El Cajon Way Palo Alto CA 94303

PEEK JEFFREY S

TRUSTEE JEFFREY S

12178 003-52-064 PEEK (EST OF M. PEEK) 1164 SESAME DR SUNNYVALE CA 94087

12178 003-52-064 Resident 982 El Cajon Way Palo Alto CA 94303

12179 003-52-063 Resident 976 El Cajon Way Palo Alto CA 94303

12276 003-51-006 Resident 965 Elsinore Dr Palo Alto CA 94303

12296 003-52-070 Resident 966 Elsinore Dr Palo Alto CA 94303

13217 003-55-083 Resident 2312 Louis Rd Palo Alto CA 94303

13218 003-55-084 Resident 2318 Louis Rd Palo Alto CA 94303

13219 003-55-085 Resident 2320 Louis Rd Palo Alto CA 94303

13220 003-55-071 Resident 2328 Louis Rd Palo Alto CA 94303

13221 003-55-072 Resident 879 Garland Dr Palo Alto CA 94303

13246 003-55-016 Resident 869 Garland Dr Palo Alto CA 94303

13256 003-52-097 Resident 2323 Louis Rd Palo Alto CA 94303

13257 003-52-041 Resident 2343 Louis Rd Palo Alto CA 94303

CHUEH JUSTIN AND

SHUEN PAULINE

13258 003-52-042 TRUSTEE 1992 BARBARA DR PALO ALTO CA 94303-3441

13258 003-52-042 Resident 2333 Louis Rd Palo Alto CA 94303



19810 003-50-014 Resident  
19811 003-50-015 Resident  
19812 003-50-016 Resident

917 N California Ave  
909 N California Ave  
2181 Louis Rd

Palo Alto CA 94303  
Palo Alto CA 94303  
Palo Alto CA 94303



CITY OF  
PALO ALTO

---

# Certificate of Mailing

I, Alicia Spotwood hereby certify that I am an employee with the City of Palo Alto Planning Division and am over 18 years of age.

On November 1, 2016, at 2:35, I mailed a copy of the attached Notice to those persons named on the attached list, being owners and occupants of all property within 1000 feet of the exterior limits of the property described in said Notice as determined by the applicant.

Executed at Palo Alto, California on 11/1/16

Signed : Alicia Spotwood  
(Signature of Employee)



CITY OF  
**PALO  
ALTO**  
Planning Division  
P.O. Box 10250  
Palo Alto, CA 94303

## **NOTICE OF PROPOSED DIRECTOR'S DECISION**

Dear property owner or resident,

This is to notify you that the City has made a decision on a proposed project within 600 feet of your property. The project proposed for **900 N CALIFORNIA AV** was given a **Tentative Approval w/Conditions** by the City's Director of Planning and

**ADDRESS: 900 N CALIFORNIA AV**

**FILE NUMBER: 15PLN-00155**

**PROJECT DESCRIPTION:** Request by Kohler Associates Architects, on behalf of Greg Xiong, for Architectural Review of three single-family homes, replacing three existing homes in the R-1 Single Family Residential zone district. The project includes a future subdivision to establish three lots from the one existing lot.

**DIRECTORS DECISION:** Tentative Approval w/Conditions

The plans may have changed since the initial plan submittal. More information about the project and the City's decision letter may be viewed online at:

<http://www.cityofpaloalto.org/planningprojects>

In accordance with the provision of PAMC Chapter 18.77.070 (d), any person may file an appeal of the proposed decision. The director's decision shall become final 14 calendar days after the postmarked date that this notice is mailed or published, whichever is later, unless a formal written appeal and applicable fees are submitted to the Planning Department.

Should you have any questions regarding the Director's decision, please do not hesitate to contact the Project Planner.

**NAME:** ADAM PETERSEN

**PHONE:** 650-938-1111

**EMAIL:** [apetersen@m-group.us](mailto:apetersen@m-group.us)

RESIDENT  
928 N CALIFORNIA AVE  
PALO ALTO CA 94303



CITY OF  
**PALO  
ALTO**

Planning Division  
P.O. Box 10250  
Palo Alto, CA 94303

**RESIDENT**  
**936 N CALIFORNIA AVE**  
**PALO ALTO CA 94303**

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DIRECTOR'S DECISION**

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**NAME:** ADAM PETERSEN

**PHONE:** 650-938-1111

**EMAIL:** [apetersen@m-group.us](mailto:apetersen@m-group.us)



CITY OF  
**PALO  
ALTO**

**900 N. California Avenue Public Mailing List**

GID	APN	ADDRESSE	ADDRESS	CITYSTATE
2432	003-54-014	Resident	888 Southampton Dr	Palo Alto CA 94303
2433	003-54-013	Resident	882 Southampton Dr	Palo Alto CA 94303
2434	003-54-012	Resident	876 Southampton Dr	Palo Alto CA 94303
2436	003-54-058	Resident	2190 Barbara Dr	Palo Alto CA 94303
2437	003-54-057	Resident	2180 Barbara Dr	Palo Alto CA 94303
2438	003-54-056	Resident	2150 Barbara Dr	Palo Alto CA 94303
		KRAWCZYK STEVE AND		
2439	003-54-055	JIANG HONG	846 EAST GREENWICH PL	PALO ALTO CA 94303
2439	003-54-055	Resident	2130 Barbara Dr	Palo Alto CA 94303
2440	003-54-054	Resident	2110 Barbara Dr	Palo Alto CA 94303
2441	003-54-053	Resident	2090 Barbara Dr	Palo Alto CA 94303
		STANG ERIC AND		
2441	003-54-053	PAMELA R TRUSTEE	338 FLETCHER	ATHERTON CA 94027
2442	003-54-052	Resident	2066 Barbara Dr	Palo Alto CA 94303
2445	003-53-027	Resident	2080 Louis Rd	Palo Alto CA 94303
2446	003-53-028	Resident	2096 Louis Rd	Palo Alto CA 94303
2447	003-53-029	Resident	2106 Louis Rd	Palo Alto CA 94303
2448	003-53-030	Resident	2126 Louis Rd	Palo Alto CA 94303
		HU XIAOLING HOUSE 2		
2449	003-53-031	TURTLE COVE	60 TAI TAM RD	
2449	003-53-031	Resident	2146 Louis Rd	Palo Alto CA 94303
2450	003-53-032	Resident	2174 Louis Rd	Palo Alto CA 94303
2451	003-53-033	Resident	2194 Louis Rd	Palo Alto CA 94303
2452	003-53-001	Resident	2191 Barbara Dr	Palo Alto CA 94303
2453	003-53-002	Resident	2181 Barbara Dr	Palo Alto CA 94303
2454	003-53-003	Resident	2151 Barbara Dr	Palo Alto CA 94303
2455	003-53-004	Resident	2131 Barbara Dr	Palo Alto CA 94303
		KWIK INGHIE TRUSTEE C/O BRIAN CHANCELLOR, SERENO		
2456	003-53-005	GROUP	285 HIGH ST	PALO ALTO CA 94301
2456	003-53-005	Resident	2111 Barbara Dr	Palo Alto CA 94303
2457	003-53-006	Resident	2091 Barbara Dr	Palo Alto CA 94303
2458	003-53-007	Resident	2065 Barbara Dr	Palo Alto CA 94303
2459	003-53-008	Resident	2039 Barbara Dr	Palo Alto CA 94303
2460	003-55-077	Resident	896 N California Ave	Palo Alto CA 94303
2461	003-55-082	Resident	890 N California Ave	Palo Alto CA 94303
		NORTON CAROLE H		
2462	003-55-081	TRUSTEE	101 SECOND ST UNIT 12	LOS ALTOS CA 94022
2462	003-55-081	Resident	888 N California Ave	Palo Alto CA 94303
2463	003-55-007	Resident	2252 Louis Rd	Palo Alto CA 94303
2464	003-55-006	Resident	2242 Louis Rd	Palo Alto CA 94303
		LOK JUNA TRUSTEE &		
2465	003-55-005	ET AL CALVIN Y. LOK	P O BOX 310	MENLO PARK CA 94026-0310
2465	003-55-005	Resident	2234 Louis Rd	Palo Alto CA 94303

2465 003-55-005	Resident	2238 Louis Rd	Palo Alto CA 94303
2466 003-55-073	Resident	2230 Louis Rd	Palo Alto CA 94303
2467 003-55-074	Resident	2226 Louis Rd	Palo Alto CA 94303
2468 003-55-078	Resident	880 N California Ave	Palo Alto CA 94303
2469 003-55-079	CHANG ERIC ET AL	20330 SARATOGA LOS GATOS	SARATOGA CA 95070-5924
2469 003-55-079	Resident	884 N California Ave	Palo Alto CA 94303
2470 003-55-010	Resident	2286 Louis Rd	Palo Alto CA 94303
2471 003-55-011	Resident	2298 Louis Rd	Palo Alto CA 94303
2472 003-51-022	Resident	920 N California Ave	Palo Alto CA 94303
2473 003-51-023	Resident	928 N California Ave	Palo Alto CA 94303
2474 003-51-019	Resident	901 Elsinore Dr	Palo Alto CA 94303
2475 003-51-018	Resident	905 Elsinore Dr	Palo Alto CA 94303
2476 003-51-020	Resident	2221 Louis Rd	Palo Alto CA 94303
2477 003-51-021	Resident	2205 Louis Rd	Palo Alto CA 94303
2477 003-51-021	Resident	900 N California Ave	Palo Alto CA 94303
2477 003-51-021	Resident	912 N California Ave	Palo Alto CA 94303
	WAVECHO LLC		
2477 003-51-021	WAVECHO LLC	4546 EL CAMINO REAL UNIT	LOS ALTOS CA 94022
2478 003-55-008	DFP II LP	3691 LAGUNA AVE	PALO ALTO CA 94306-2622
2478 003-55-008	Resident	2262 Louis Rd	Palo Alto CA 94303
2478 003-55-008	Resident	2264 Louis Rd	Palo Alto CA 94303
2478 003-55-008	Resident	2266 Louis Rd	Palo Alto CA 94303
2478 003-55-008	Resident	2268 Louis Rd	Palo Alto CA 94303
2479 003-55-012	Resident	2290 Louis Rd	Palo Alto CA 94303
2480 003-50-017	Resident	2151 Louis Rd	Palo Alto CA 94303
2483 003-55-009	Resident	2270 Louis Rd	Palo Alto CA 94303
	BROOKS KENTON E		
2484 003-53-026	TRUSTEE	1501 BLOSSOM HILL RD	SAN JOSE CA 95118-3301
2484 003-53-026	Resident	2060 Louis Rd	Palo Alto CA 94303
2494 003-50-022	Resident	1985 Louis Rd	Palo Alto CA 94303
2495 003-51-033	Resident	936 N California Ave	Palo Alto CA 94303
2496 003-50-031	Resident	30 Morton St	Palo Alto CA 94303
	WALTERS EDWIN K AND		
2496 003-50-031	KAREN A	30 MORTON WAY	PALO ALTO CA 94303-3034
	CHEREDNICHENKO		
	VLADIMIR AND		
2497 003-50-032	MARKOV IRINA	34 MORTON WAY	PALO ALTO CA 94303-3034
2497 003-50-032	Resident	34 Morton St	Palo Alto CA 94303
	HOBSON ROSEMARY		
2498 003-50-033	TRUSTEE	16701 133RD AV E	PUYALLUP WA 98374-9200
2498 003-50-033	Resident	38 Morton St	Palo Alto CA 94303
2499 003-50-071	Resident	2108 Bellview Dr	Palo Alto CA 94303
2500 003-50-070	Resident	2100 Bellview Dr	Palo Alto CA 94303
2502 003-50-012	Resident	933 N California Ave	Palo Alto CA 94303
	KALINSKE THOMAS J		
	AND KAREN J KAREN		
2505 003-50-036	KALINSKE	175 FAIR OAKS LN	ATHERTON CA 94027

2505 003-50-036	Resident	54 Morton St	Palo Alto CA 94303
	WONG JAMES P JR		
2506 003-50-066	TRUSTEE	2147 BELLVIEW DR	PALO ALTO CA 94303-3404
2507 003-50-067	Resident	2139 Bellview Dr	Palo Alto CA 94303
	2121 BELLVIEW LLC MS		
2508 003-50-068	ANDREA G STERN, MGR	730 SEALE AVE	PALO ALTO CA 94303-3401
2508 003-50-068	Resident	2121 Bellview Dr	Palo Alto CA 94303
2509 003-50-035	Resident	50 Morton St	Palo Alto CA 94303
2510 003-50-009	Resident	953 N California Ave	Palo Alto CA 94303
2511 003-50-076	Resident	2170 Bellview Dr	Palo Alto CA 94303
2512 003-50-075	Resident	2156 Bellview Dr	Palo Alto CA 94303
2513 003-50-074	Resident	2142 Bellview Dr	Palo Alto CA 94303
2513 003-50-074	WOLF SHOSHANA	PO BOX 60446	PALO ALTO CA 94306-0446
2514 003-50-081	Resident	2125 Louis Rd	Palo Alto CA 94303
2515 003-50-082	Resident	2123 Louis Rd	Palo Alto CA 94303
2516 003-50-019	Resident	2105 Louis Rd	Palo Alto CA 94303
2517 003-50-020	Resident	2093 Louis Rd	Palo Alto CA 94303
2518 003-50-021	Resident	2075 Louis Rd	Palo Alto CA 94303
2520 003-50-072	Resident	2114 Bellview Dr	Palo Alto CA 94303
2521 003-50-073	Resident	2128 Bellview Dr	Palo Alto CA 94303
2522 003-53-025	Resident	2040 Louis Rd	Palo Alto CA 94303
2678 003-50-054	Resident	59 Morton St	Palo Alto CA 94303
2679 003-50-055	Resident	55 Morton St	Palo Alto CA 94303
2687 003-50-037	Resident	58 Morton St	Palo Alto CA 94303
2688 003-50-038	Resident	62 Morton St	Palo Alto CA 94303
	BUDELLI ROBERT G AND		
2689 003-50-039	SIERRA S	66 MORTON WAY	PALO ALTO CA 94303-3034
2689 003-50-039	Resident	66 Morton St	Palo Alto CA 94303
9250 003-55-001	Resident	870 N California Ave	Palo Alto CA 94303
9281 003-55-018	Resident	865 Garland Dr	Palo Alto CA 94303
	DELABEAUJARDIERE		
	JEAN M AND ODILE		
9282 003-55-086	TRUSTEE	1236 ROCK ROSE RD NE	ALBUQUERQUE NM 87122
9282 003-55-086	Resident	867 Garland Dr	Palo Alto CA 94303
12061 003-51-014	Resident	925 Elsinore Dr	Palo Alto CA 94303
12062 003-51-015	Resident	921 Elsinore Dr	Palo Alto CA 94303
12063 003-51-016	Resident	915 Elsinore Dr	Palo Alto CA 94303
12064 003-51-017	Resident	911 Elsinore Dr	Palo Alto CA 94303
	WANG SUWEN AND FU		
12064 003-51-017	XIAOSHUANG TRUSTEE	836 NASH RD	LOS ALTOS CA 94024-4624
12065 003-51-013	Resident	931 Elsinore Dr	Palo Alto CA 94303
	RAUSCH R DANIEL AND		
	CAVANAUGH		
12066 003-51-012	CONSTANCE H T	935 ELSINORE DR	PALO ALTO CA 94303-3412
12067 003-51-011	Resident	941 Elsinore Dr	Palo Alto CA 94303

12068	003-51-010	Resident	945 Elsinore Dr	Palo Alto CA 94303
12069	003-51-032	Resident	938 N California Ave	Palo Alto CA 94303
		LILLARD ELIZABETH L		
12070	003-51-037	TRUSTEE	938 N CALIFORNIA AVE	PALO ALTO CA 94303-3405
12070	003-51-037	Resident	942 N California Ave	Palo Alto CA 94303
12071	003-51-041	Resident	946 N California Ave	Palo Alto CA 94303
		NISHIMURA DWIGHT G		
12072	003-51-009	AND SHIMAKAWA ANN	951 ELSINORE DR	PALO ALTO CA 94303-3412
		GRIFFITHS MARCIA ET		
12073	003-51-007	AL	5203 RIDGEFIELD RD	BETHESDA MD 20816
12073	003-51-007	Resident	961 Elsinore Dr	Palo Alto CA 94303
		OWICKI JOHN C AND		
12074	003-51-039	SUSAN S TRUSTEE	956 N CALIFORNIA AVE	PALO ALTO CA 94303-3405
12075	003-51-026	Resident	960 N California Ave	Palo Alto CA 94303
12076	003-51-027	Resident	964 N California Ave	Palo Alto CA 94303
12076	003-51-027	STEDMAN THOMAS A	PO BOX 3932	LOS ALTOS CA 94024-0932
12077	003-51-028	Resident	968 N California Ave	Palo Alto CA 94303
12078	003-51-008	Resident	955 Elsinore Dr	Palo Alto CA 94303
12081	003-52-080	Resident	991 El Cajon Way	Palo Alto CA 94303
12082	003-52-079	Resident	940 Elsinore Dr	Palo Alto CA 94303
12083	003-52-090	Resident	903 El Cajon Way	Palo Alto CA 94303
12084	003-52-091	Resident	924 Elsinore Dr	Palo Alto CA 94303
12085	003-50-065	Resident	963 N California Ave	Palo Alto CA 94303
		KASE KENNETH R AND		
12086	003-50-008	GRADY S TRUSTEE	PO BOX 7775	SAN FRANCISCO CA 94120-7775
12086	003-50-008	Resident	955 N California Ave	Palo Alto CA 94303
12087	003-52-093	Resident	2315 Louis Rd	Palo Alto CA 94303
		ZHUANG LING AND LI		
12087	003-52-093	XIANGBING	750 SEALE AVE	PALO ALTO CA 94303-3401
12088	003-52-094	Resident	2303 Louis Rd	Palo Alto CA 94303
12089	003-52-047	Resident	910 Elsinore Dr	Palo Alto CA 94303
12090	003-52-046	Resident	904 Elsinore Dr	Palo Alto CA 94303
		ANDERSON DEBORAH		
12091	003-52-045	TRUSTEE	265 N 13TH ST	SAN JOSE CA 95112-3445
12091	003-52-045	Resident	900 Elsinore Dr	Palo Alto CA 94303
12092	003-52-050	Resident	912 El Cajon Way	Palo Alto CA 94303
12093	003-52-049	Resident	906 El Cajon Way	Palo Alto CA 94303
		TARG ALEXANDER AND		
12093	003-52-049	KIANG PHINE TRUSTEE	800 E GREENWICH PLACE	PALO ALTO CA 94303
12094	003-52-048	Resident	914 Elsinore Dr	Palo Alto CA 94303
		STAEPELAERE		
12094	003-52-048	ENTERPRISES LLC	65 HIGHGATE RD	SCOTTS VALLEY CA 95066
		HSU CHARLES C AND		
12095	003-50-034	JANE L	42 MORTON WAY	PALO ALTO CA 94303-3034



12095 003-50-034 Resident 42 Morton St Palo Alto CA 94303

ARMSTRONG GEORGE

12114 003-50-006 A JR TRUSTEE 34400 MISSION BL,BLDG A 14 UNION CITY CA 94587

12114 003-50-006 Resident 967 N California Ave Palo Alto CA 94303

12129 003-52-085 Resident 951 El Cajon Way Palo Alto CA 94303

HU VICTOR LIANG DAO

12130 003-52-084 AND SHU YING ET AL 26835 ORTEGA DR LOS ALTOS HILLS CA 94022-1907

12130 003-52-084 Resident 975 El Cajon Way Palo Alto CA 94303

12131 003-52-083 Resident 979 El Cajon Way Palo Alto CA 94303

12132 003-52-086 Resident 943 El Cajon Way Palo Alto CA 94303

12133 003-52-087 Resident 917 El Cajon Way Palo Alto CA 94303

12134 003-52-088 Resident 913 El Cajon Way Palo Alto CA 94303

12135 003-52-089 Resident 907 El Cajon Way Palo Alto CA 94303

12141 003-52-052 Resident 922 El Cajon Way Palo Alto CA 94303

12142 003-52-053 Resident 926 El Cajon Way Palo Alto CA 94303

12159 003-52-098 Resident 916 El Cajon Way Palo Alto CA 94303

12161 003-52-082 Resident 985 El Cajon Way Palo Alto CA 94303

12162 003-52-081 Resident 989 El Cajon Way Palo Alto CA 94303

12171 003-52-069 Resident 962 Elsinore Dr Palo Alto CA 94303

12172 003-52-068 Resident 956 Elsinore Dr Palo Alto CA 94303

12173 003-52-067 Resident 950 Elsinore Dr Palo Alto CA 94303

12174 003-52-066 Resident 992 El Cajon Way Palo Alto CA 94303

12175 003-52-071 Resident 968 Elsinore Ct Palo Alto CA 94303

12176 003-52-072 Resident 970 Elsinore Ct Palo Alto CA 94303

12177 003-52-065 Resident 986 El Cajon Way Palo Alto CA 94303

PEEK JEFFREY S

TRUSTEE JEFFREY S

12178 003-52-064 PEEK (EST OF M. PEEK) 1164 SESAME DR SUNNYVALE CA 94087

12178 003-52-064 Resident 982 El Cajon Way Palo Alto CA 94303

12179 003-52-063 Resident 976 El Cajon Way Palo Alto CA 94303

12276 003-51-006 Resident 965 Elsinore Dr Palo Alto CA 94303

12296 003-52-070 Resident 966 Elsinore Dr Palo Alto CA 94303

13217 003-55-083 Resident 2312 Louis Rd Palo Alto CA 94303

13218 003-55-084 Resident 2318 Louis Rd Palo Alto CA 94303

13219 003-55-085 Resident 2320 Louis Rd Palo Alto CA 94303

13220 003-55-071 Resident 2328 Louis Rd Palo Alto CA 94303

13221 003-55-072 Resident 879 Garland Dr Palo Alto CA 94303

13246 003-55-016 Resident 869 Garland Dr Palo Alto CA 94303

13256 003-52-097 Resident 2323 Louis Rd Palo Alto CA 94303

13257 003-52-041 Resident 2343 Louis Rd Palo Alto CA 94303

CHUEH JUSTIN AND

SHUEN PAULINE

13258 003-52-042 TRUSTEE 1992 BARBARA DR PALO ALTO CA 94303-3441

13258 003-52-042 Resident 2333 Louis Rd Palo Alto CA 94303

19810 003-50-014 Resident  
19811 003-50-015 Resident  
19812 003-50-016 Resident

917 N California Ave  
909 N California Ave  
2181 Louis Rd

Palo Alto CA 94303  
Palo Alto CA 94303  
Palo Alto CA 94303

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**ATTACHMENT G**  
**ONSITE SIGNAGE**

900 North California Avenue / File No. 15PLN-00155

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The sign was first posted onsite in April 2015, it was damaged and fell on the ground sometimes after the winter season. The applicant fixed the sign and updated the plans and put on the site again in early September this year. The photos below were taken on December 19, 2016:



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**ATTACHMENT I  
PROJECT DETAILS**

900 North California Avenue / File No. 15PLN-00155

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**Lot 1** - A two-story house with an attached one-car garage on an 8,033 sf lot. The proposed structure would have a total of 3,157 sf of floor area, excluding the basement but including the garage. Of this area, 1,148 sf of floor area (36%) is proposed on the second floor. One street tree has been added to the frontage per the City Arborist's request. Five screening trees have been added along the side interior lot lines in the rear yard area.

**Lot 2** - A two-story house with an attached one-car garage on a 9,379 sf corner lot. The proposed structure would have a total of 3,563 sf of floor area, excluding the basement but including the garage. Of this area, 1,269 sf of floor (36%) is proposed on the second floor, including any second floor equivalency area. One street tree on the Louis Road the frontage would be replaced. The existing street tree on the North California Avenue frontage would remain. Most other landscape, including small trees would be removed except for some existing trees along the right side setback line at the rear yard, located on Lot 3. No other new trees are proposed.

**Lot 3** – The proposed lot is 'L' shaped with the base of the 'L' wrapping behind the adjacent lot to the left at 920 N. California Avenue. The project proposes a two-story house with a detached two-car garage and detached guesthouse on a 13,425 sf lot. The proposed structures would have a total of 4,775 sf of floor area, including the garage and guest house, but excluding the basement. The main house is 3,978 sf, and the second unit is 597 sf excluding the garage and guest house. The second floor of the main house is 1,424 sf of floor area (36%), including any second floor equivalency area. One existing street tree will remain along with two trees at the left side lot line in the front yard and a few trees along the rear lot line and distant left side lot line adjacent the proposed cottage. Several new screening trees have been added along both side interior lot lines and the rear lot line.

**Table 1  
Project Summary**

	<b>Lot 1</b>	<b>Lot 2</b>	<b>Lot 3</b>
Address	2205 Louis Road	900 N. California Ave	912 N. California Ave
Lot Area	8,032.90 sf	9,378.70 sf	13,425 sf
First Floor Area	1,789.60 sf	2,071.47 sf	2,313.44 sf
Second Floor Area	1,148 sf	1,269 sf	1,423 sf
Garage	219.54 sf	222.45 sf	441 sf
2 <sup>nd</sup> Dwelling Unit	--	--	597.12 sf
<b>Total FAR</b>	<b>3,157.21 sf</b>	<b>3,563.02 sf</b>	<b>34,775.19 sf</b>
Basement (Non-FAR)	1,896.27 sf	2,274.73 sf	2,417 sf



## Influence the Future of Your Community

- Be part of your community
- Make a difference in your community
- Improve your community

We are currently recruiting for:

- Historic Resources Board** (3 terms)
- Parks and Recreation Commission** (4 terms)
- Planning and Transportation Commission** (3 terms)
- Storm Drain Oversight Committee** (2 terms)

**Deadline is September 14, 2016 at 5:30 pm**



FOR INFORMATION OR  
TO APPLY:  
Contact the City Clerk's Office  
at (650) 329-2571 or  
David.Carnahan@CityofPaloAlto.org



## Palo Alto Unified School District

Notice is hereby Given that Prequalification packages will be received by the Palo Alto Unified School District for:

- Package No. 16-001 for General Contractors**
- Package No. 16-002 for MEP Contractors**

**DESCRIPTION OF THE WORK: The PALO ALTO UNIFIED SCHOOL DISTRICT** is prequalifying General Contractors as required by AB 1565 to bid on upcoming projects. Projects will be going out to bid after October 1, 2016. These construction projects include but are not limited to: Gunn High School, Palo Alto High School, Jordan Middle School, JLS Middle School, Terman Middle School, Addison Elementary School, Barron Park Elementary School, Juana Briones Elementary School, Duveneck Elementary School, El Carmelo Elementary School, Escondido Elementary School, Fairmeadow Elementary School, Walter Hays Elementary School, Hoover Elementary School, Lucille Nixon Elementary School, Ohlone Elementary School, and Palo Verde Elementary School, and District Office, Greendell Site, and 525 San Antonio Road site. These projects will range in size from \$1 million to \$ 20 million. Prequalification packet documents contain the full description.

**Bid Submission:** Prequalification packages must be received at the District Facilities Office building **D**, no later than by **2:00 p.m. on September 27, 2016**

Prequalification packages are available starting on August 26, 2016 at the District Facilities Office located at 25 Churchill Ave., Building D, Palo Alto, California

- 16-001 for General Contractors
- 16-002 for MEP Contractors

All questions can be addressed to:

Palo Alto Unified School District  
25 Churchill Avenue, Building D  
Palo Alto, CA 94306-1099  
Attn: Ron Smith  
Phone: (650) 329-3927  
Fax: (650) 327-3588



## CITY OF PALO ALTO NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Palo Alto City Council will hold a Public Hearing at the regular meeting on Monday, September 12, 2016 at 6:00 p.m. or as near thereafter as possible, in the Council Chambers, 250 Hamilton Avenue, Palo Alto, to Consider, Adoption of Ordinance Approving Revisions to the Number and Wording of the Architectural Review Findings in Palo Alto Municipal Code Chapter 18.76 and Approval of CEQA Exemption. (The Planning and Transportation Commission recommended adoption on a 4-1-1 vote)

BETH MINOR  
City Clerk



## NOTICE OF A PUBLIC MEETING of the City of Palo Alto Architectural Review Board (ARB)

**8:30 A.M., Thursday, September 15, 2016**, Palo Alto Council Chambers, Ground Floor, Civic Center, 250 Hamilton Avenue. Plans may be reviewed online at: <http://www.cityofpaloalto.org/planningprojects>. If you need assistance reviewing the plan set, please visit our Development Center at 285 Hamilton Avenue. For general questions about the hearing contact Alicia Spotwood during business hours at 650.617-3168.

**900 N California Ave [15PLN-00155]:** Request by Kohler Associates Architects, on behalf of Greg Xiong, for Architectural Review of three single-family homes to replace three existing homes. Environmental Review: Categorical Exempt per CEQA Guidelines Section 15303(a) (New Construction or Conversion of Small Structures). Zoning District: Single Family Residential District (R-1). For more information please contact the project planner Adam Petersen at [APetersen@m-group.us](mailto:APetersen@m-group.us).

**252 Ramona Street [13PLN-00431]:** 252 Ramona Street [13PLN-00431]: Request by Carrasco & Associates for Major Architectural Review of a proposal to demolish one existing single story residence and construct a new two story building with two residential units. This item was continued from the April 16, 2015 ARB Hearing. Environmental Assessment: Approval of an Exemption under Section 15303(b) of the California Environmental Quality Act. Zoning District: Two Unit Multiple-family Residential District and Neighborhood Preservation Combining District RMD(NP). For more information, please contact the project planner Ranu Aggarwal at [RAggarwal@m-group.us](mailto:RAggarwal@m-group.us).

**1451-1459 Hamilton Avenue and 1462 Edgewood Drive [16PLN-00174]:** Request by Walker Warner Architects, Inc., on behalf of RBLKT LLC, SFRP LLC, RFBPO LLC, and JPAWW LLC for Major Architectural Review to allow for the demolition of two single-story houses and two two-story houses and for the construction of three single-story houses and one two-story house on four separate lots. Basements are proposed for two of the houses. Environmental Assessment: Categorical Exempt per CEQA Guidelines Section 15302 (Replacement or Reconstruction). Zoning District: Single Family Residential (R-1(10,000)). For more information contact the project planner, Graham Owen at [graham.owen@cityofpaloalto.org](mailto:graham.owen@cityofpaloalto.org).

Jodie Gerhardt, AICP  
Manager of Current Planning

The City of Palo Alto does not discriminate against individuals with disabilities. To request an accommodation for this meeting or an alternative format for any related printed materials, please contact the City's ADA Coordinator at 650.329.2550 (voice) or by e-mailing [ada@cityofpaloalto.org](mailto:ada@cityofpaloalto.org).

# Pulse

A weekly compendium  
of vital statistics

## POLICE CALLS

**Palo Alto**  
August 24-30

**Violence related**  
Domestic violence ..... 2

**Theft related**  
Checks forgery ..... 1  
Grand theft ..... 3  
Identify theft ..... 4  
Petty theft ..... 5  
Shoplifting ..... 1

**Vehicle related**  
Auto recovery ..... 1  
Bicycle theft ..... 4  
Driving with suspended license ..... 7  
Driving without license ..... 10  
Hit and run ..... 3  
Misc. traffic ..... 10  
Parking/driving violation ..... 2  
Theft from auto ..... 4  
Vehicle accident/minor injury ..... 3  
Vehicle accident/property damage ..... 6  
Vehicle Impound ..... 1

**Alcohol or drug related**  
Drunk in public ..... 4  
Driving under influence ..... 2  
Possession of drugs ..... 2  
Possession of paraphernalia ..... 2  
Under influence of drugs ..... 3

**Miscellaneous**  
False info to police ..... 1  
Found dog ..... 1  
Found property ..... 2  
F&W/misc. .... 1  
Lost property ..... 2  
Misc. penal code violation ..... 7  
Noise ordinance violation ..... 1  
Psychiatric hold ..... 5  
Suspicious circumstances ..... 1  
Warrant/other agency ..... 9

**Menlo Park**  
August 24-30

**Violence related**  
Battery ..... 1

**Theft related**  
Burglary ..... 1  
Commercial burglaries ..... 2  
Fraud ..... 5  
Grand theft ..... 1  
Identify theft ..... 1  
Petty theft ..... 5  
Theft undefined ..... 3

**Vehicle related**  
Driving with suspended license ..... 5  
Hit and run ..... 3  
Parking/driving violation ..... 2  
Theft from auto ..... 1  
Vehicle accident/minor injury ..... 4  
Vehicle accident/property damage ..... 3  
Vehicle tow ..... 2

**Alcohol or drug related**  
Drunk in public ..... 1  
Drunk driving ..... 1  
Possession of drugs ..... 3  
Possession of paraphernalia ..... 1

**Miscellaneous**  
Adult protective service referral ..... 1  
Domestic disturbance ..... 1  
Found property ..... 1  
Info case ..... 6  
Lost property ..... 1  
Possession of metal knuckles ..... 1  
Possession of stolen property ..... 1  
Property for destruction ..... 1  
Psychiatric hold ..... 1  
Warrant arrest ..... 3  
Warrant/other agency ..... 5

## VIOLENT CRIMES

**Palo Alto**

550 Forest Ave., 8/25, 7:05 a.m.;  
domestic violence/battery.  
Middlefield Road, 8/29, 1:00 a.m.;  
domestic violence.

**Menlo Park**

1200 block Crane Street, 8/30, 1:59  
p.m.; battery.

## Attachment J

### **Project Plans**

Hardcopies of project plans are provided to City Council Members. These plans are available to the public by visiting the Planning and Community Environmental Department on the 5<sup>th</sup> floor of City Hall at 250 Hamilton Avenue.

#### **Directions to review Project plans online:**

1. Go to: <https://paloalto.buildingeye.com/planning>
2. Search for **“900 California Avenue”** and open record by clicking on the green dot
3. Review the record details and open the **“more details”** option
4. Use the **“Records Info”** drop down menu and select **“Attachments”**
5. Open the attachment named **“06.08.16\_900N.California redux.pdf”**



# CITY OF PALO ALTO CITY COUNCIL EXCERPT MINUTES

Special Meeting  
November 14, 2016

The City Council of the City of Palo Alto met on this date in the Council Chambers at 5:30 P.M.

Present: Burt, DuBois, Filseth, Holman arrived at 5:33 P.M., Scharff, Schmid arrived at 5:33 P.M., Wolbach

Absent: Berman, Kniss

## Action Items

16. PUBLIC HEARING: 900 N. California Ave. [14PLN-00233]: Recommendation for Approval of a Preliminary Parcel Map, With Exceptions, to Subdivide an Existing 30,837 Square Foot Parcel Into Three Parcels. The Parcel Map Exception is to Allow one of the Parcels to Exceed the Maximum Lot Area. Environmental Assessment: Exemption Pursuant to CEQA Guidelines Section 15061 (b)(3). Zoning District: Single-Family Residential District (R-1) \*\*QUASI JUDICIAL.

Public Hearing opened at 8:24 P.M.

Public Hearing closed at 8:38 P.M.

**MOTION:** Vice Mayor Scharff moved, seconded by Council Member DuBois to:

- A. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3); and
- B. Approve the Record of Land Use Action for the proposed preliminary parcel map application.

**INCORPORATED INTO THE MOTION WITH THE CONSENT OF THE MAKER AND SECONDER** to add to the Motion, "including the addition of a requirement that a second unit be built on Lot 3." (New Part B.i.)

**INCORPORATED INTO THE MOTION WITH THE CONSENT OF THE MAKER AND SECONDER** to add to the Motion, "increase the setbacks to 8



# ACTION MINUTES

feet on all sides of the garage and accessory buildings on Lot 3.” (New Part B.ii.)

**AMENDMENT:** Mayor Burt moved, seconded by Council Member XX to add to the Motion, “direct Staff to determine and certify that the aggregate de-watering of the three basements not be deleterious to the surrounding properties or vegetation.”

**AMENDMENT RESTATED:** Mayor Burt moved, seconded by Council Member XX to add to the Motion, “direct Staff to review the third party dewatering review statement to assure that the aggregate impact is evaluated and not simply the individual dewatering impact of each lot.”

**AMENDMENT2:** Mayor Burt moved, seconded by Council Member XX to add to the Motion, “add the requirement that this development be subject to whatever new dewatering requirements the Council adopts before the next dewatering season.”

**AMENDMENT2 RESTATED AND INCORPORATED INTO THE MOTION WITH THE CONSENT OF THE MAKER AND SECONDER** to add to the Motion, “add the requirement that this development be subject to whatever dewatering requirements are in effect before the next dewatering season.” (New Part C)

**AMENDMENT RESTATED:** Mayor Burt moved, seconded by Council Member XX to add to the Motion, “direct Staff to review the third party review statement to assure that any aggregate impact presented by the construction schedule is evaluated and not simply the individual dewatering impact of each lot.”

**AMENDMENT RESTATED AND INCORPORATED INTO THE MOTION WITH THE CONSENT OF THE MAKER AND SECONDER** to add to the Motion, “direct Staff to review the third party geo-technical report to assure that any aggregate impact presented by the construction schedule is evaluated and not simply the individual dewatering impact of construction on each lot.” (New Part D)

**MOTION AS AMENDED RESTATED:** Vice Mayor Scharff moved, seconded by Council Member DuBois to:

- A. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3); and
- B. Approve the Record of Land Use Action for the proposed preliminary parcel map application:

# ACTION MINUTES

- i. Including the addition of a requirement that a second unit be built on Lot 3; and
  - ii. Increase the setbacks to 8 feet on all sides of the garage and accessory buildings on Lot 3; and
- C. Add the requirement that this development be subject to whatever dewatering requirements are in effect before the next dewatering season; and
- D. Direct Staff to review the third party geo-technical report to assure that any aggregate impact presented by the construction schedule is evaluated and not simply the individual dewatering impact of construction on each lot.

**MOTION AS AMENDED PASSED:** 7-0 Berman, Kniss absent

Adjournment: The meeting was adjourned at 9:57 P.M.

**APPROVAL NO. 2016-05  
RECORD OF THE COUNCIL OF THE CITY OF PALO ALTO LAND USE  
ACTION FOR 900 N. CALIFORNIA AVENUE: PRELIMINARY PARCEL MAP  
APPLICATION [14PLN-00233]**

On November 14, 2016, the City Council of the City of Palo Alto considered and approved the Preliminary Parcel Map for the development of a three lot subdivision project with exceptions, making the following findings, determinations and declarations:

SECTION 1. Background. The City Council of the City of Palo Alto (“City Council”) finds, determines, and declares as follows:

A. On June 25, 2014, Kohler Associates Architects on behalf of Greg Xiong applied for a Preliminary Parcel Map with exceptions for the development of a 0.70 acre parcel (“TheProject”).

B. The project site is comprised of one lot (APN No. 137-51-021) of approximately 0.70-acres. The site contains three residential structures. Single-family residential land uses are located adjacent to the lot to the north, south, east and west.

C. Following staff review, the Planning and Transportation Commission reviewed the project and recommended approval on October 20, 2016 subject to the conditions of approval below.

SECTION 2. Environmental Review. The City as the lead agency for the Project has determined that the project is subject to environmental review under provisions of the California Environmental Quality Act (CEQA). The subject project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. Specifically, the project is exempt from CEQA pursuant to Section 15061(b)(3).

SECTION 3. Preliminary Parcel Map Findings. A legislative body of a city shall deny approval of a Parcel Map, if it makes any of the following findings (California Government Code Section 66474):

1. *That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451:*

The site does not lie within a specific plan area and is consistent with the provisions of the Comprehensive Plan.

2. *That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans:*

The map is consistent with the following Comprehensive Plan policies:

- a. Policy L-4: Maintain Palo Alto's varied residential neighborhoods while sustaining the vitality of its commercial areas and public facilities. Use the Zoning Ordinance as a tool to enhance Palo Alto's desirable qualities.
- b. Policy L-10: Maintain a citywide structure of Residential Neighborhoods, Centers, and Employment Districts. Integrate these areas with the City's and the region's transit and street system.
- c. Policy L-12: Preserve the character residential neighborhoods by encouraging new or remodeled structures to be compatible with the neighborhood and adjacent structures.

3. *That the site is not physically suitable for the type of development:*

The site is well suited for the proposed three single family homes and one secondary dwelling unit. The proposed homes would replace three existing single-family homes, which complies with allowed uses of the R-1 zoning district.

4. *That the site is not physically suitable for the proposed density of development:*

The proposal for the site is consistent with all zoning regulations, with the proposed exceptions, including lot width, depth, and area.

5. *That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat:*

The minor subdivision will not cause environmental damage or injure fish, wildlife, or their habitat. The project site has been fully urbanized and developed and is centrally located within a developed residential area. There is no recognized sensitive wildlife or habitat in the project vicinity.

6. *That the design of the subdivision or type of improvements is likely to cause serious public health problems:*

The creation three parcels for three single-family residential units and one secondary dwelling unit will not cause serious public health problems, because the site is designated for single family development.

7. *That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no*

*authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.*

The proposed preliminary parcel map will not conflict with easements of any type, in that the map would create three parcels on the property, and would not affect any of the existing or proposed easements on or adjacent to the project site.

SECTION 4. Exception Findings. The project proposes exceptions to the zoning standards for lot size for the following and depicted on Preliminary Parcel Map:

- Lot Size (greater than 9,999 square feet): Lot 3.

1. *There are special circumstances or conditions affecting the property.*

The subject property is substantially larger in area than allowed by the zoning code. The site also includes three single family residences on one legal parcel, representing another noncompliant condition. The applicant's request for a preliminary parcel map with exceptions results in a more compliant condition within the project boundary and new development that will be more consistent with and compatible to the surrounding properties. It is not possible to subdivide the parcel into three or four fully compliant lots. The exception allows one of the three lots to be slightly larger in area than allowed by the code.

2. *The exception is necessary for the preservation and enjoyment of a substantial property right of the petitioner.*

The property owner is eligible to subdivide the existing parcel. The existing one parcel with three housing units does not conform to the maximum lot area for the R1 District. With the subdivision exception, the owner is able to create individual legal parcels for three residences, however, one the lots would remain non-conforming as to lot area. It is not possible to adjust the lot area of the other parcels or create a fourth parcel in order to achieve complete conformance with the city's property development standards. Subdividing the existing parcel into code compliant lots is not possible with the exception and approving the exception results in three lots that are more consistent and more compatible to properties in the general vicinity.

3. *The granting of the exception will not be detrimental to the public welfare or injurious to other property in the territory in which the property is situated.*

For the reasons cited above, the exception actually results in a housing development design that is more consistent with the pattern of single family development in the area and renders an existing nonconforming parcel into two conforming lots and one lot that is slightly larger than the maximum lot area authorized in the district. The lot area maximum exists to ensure future subdivisions meet a desired scale and proportionality to other lots in the area. The existing 26,669 lot is inconsistent with that objective and the exceptions renders the parcel more compatible. Such action is neither detrimental to the public welfare nor injurious to other

property in the area.

4. *The granting of the exception will not violate the requirements, goals, policies, or spirit of the law.*

The granting of the exception will further the requirements, goals, policies and spirit of the law by creating two legal parcels and a third, slightly nonconforming lot, from one lot that is significantly larger than required by the city's zoning code. From a neighborhood compatibility perspective, and consistency with the spirit of the law, the requested exception represents an improvement to the existing conditions found at the site and further advances the objectives of the code. The provision of an Accessory Dwelling Unit on Lot 3 shall ensure compatible scale with the neighborhood and advance policies in the Housing Element.

SECTION 5. Preliminary Parcel Map Approval Granted. Preliminary Tentative Map approval is granted by the City Council under PAMC Sections 21.12 and 21.20 and the California Government Code Section 66474, subject to the conditions of approval in Section 7 of this Record.

SECTION 6. Tentative Map Approval. The Final Map submitted for review and approval by the City Council shall be in substantial conformance with the Preliminary Parcel Map prepared by WEC and Associates "Preliminary Parcel Map 900 N. California Avenue", consisting of three lots, dated August 19, 2014, except as modified to incorporate the conditions of approval in Section 7. A copy of this plan is on file in the Department of Planning and Community Environment, Current Planning Division. Within two years of the approval date of the Preliminary Parcel Map, the subdivider shall cause the subdivision or any part thereof to be surveyed, and a Parcel Map, as specified in Chapter 21.08, to be prepared in conformance with the Preliminary Parcel Map as conditionally approved, and in compliance with the provisions of the Subdivision Map Act and PAMC Section 21.16 and submitted to the City Engineer (PAMC Section 21.16.010[a]).

SECTION 7. Conditions of Approval.

## **Department of Planning and Community Environment**

### *Planning Division*

1. The applicant shall confirm the location all existing features of the site, including protected and non-protected trees, wells, structures, utilities, and easements to the satisfaction of Public Works, the Planning Division, and any other agency that would have an interest in those features.
2. The owner or designee prior to issuance of any building permit shall pay the applicable Development Impact fees.
3. The owner or designee prior to building permit issuance shall submit for review and approval a construction traffic plan and construction phasing plan for development to the City.

4. Development Impact Fees: The proposed project will replace three homes, create three new parcels and add a secondary dwelling unit, therefore the estimated impact fee is \$50,793.08.
5. California Government Code Section 66020 provides that a project applicant who desires to protest the fees, dedications, reservations, or other exactions imposed on a development project must initiate the protest at the time the development project is approved or conditionally approved or within ninety (90) days after the date that fees, dedications, reservations or exactions are imposed on the Project. Additionally, procedural requirements for protesting these development fees, dedications, reservations and exactions are set forth in Government Code Section 66020. IF YOU FAIL TO INITIATE A PROTEST WITHIN THE 90-DAY PERIOD OR FOLLOW THE PROTEST PROCEDURES DESCRIBED IN GOVERNMENT CODE SECTION 66020, YOU WILL BE BARRED FROM CHALLENGING THE VALIDITY OR REASONABLENESS OF THE FEES, DEDICATIONS, RESERVATIONS, AND EXACTIONS.

If these requirements constitute fees, taxes, assessments, dedications, reservations, or other exactions as specified in Government Code Sections 66020(a) or 66021, this is to provide notification that, as of the date of this notice, the 90-day period has begun in which you may protest these requirements.

6. The applicant is hereby notified, as required by Government Code § 66020, that the approved plans, these conditions of approval, and the adopted City fee schedule set forth in Program H3.1.2 of the City of Palo Alto Comprehensive Plan constitute written notice of the description of the dedications, reservations, amount of fees and other exactions related to the project. As of the date of project approval, the 90 day period has begun in which the applicant may protest any dedications, reservations, fees or other exactions imposed by the City. Failure to file a protest in compliance with all of the requirements of Government Code § 66020 will result in a legal bar to challenging the dedications, reservations, fees or other exactions.
7. To the extent permitted by law, the Applicant shall indemnify and hold harmless the City, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside or void, any permit or approval authorized hereby for the Project, including (without limitation) reimbursing the City for its actual attorneys' fees and costs incurred in defense of the litigation. The City may, in its sole discretion and at Applicant's expense, elect to defend any such action with attorneys of its own choice.
8. Accessory Dwelling Unit: An accessory dwelling unit shall be built on Lot 3.
9. Lot 3 Setback: The project shall setback the proposed accessory dwelling unit and garage on Lot 3 eight-feet (8') from all property lines.
10. Dewatering Requirements. The applicant shall comply with the City of Palo Alto Guidelines for Dewatering During Basement Or Below Ground Garage Construction dated February 2016. The applicant shall demonstrate to the satisfaction of the Planning and Community Environment Director that the proposed dewatering plan is not deleterious to vegetation. The third party evaluation of the proposed dewatering shall take into account the aggregate and simultaneous dewatering of all three lots and the proposed development shall be subject to the City's standards in effect at the time of the report.

*Building Division*

11. The existing buildings within the project area shall be demolished prior to recording the map. A separate permit shall be required for the removal of the building.
12. New addresses will be assigned to each lot with the subdivision, following recordation of the map. The applicant shall file and "Address request Form" and pay the required fee, to the Palo Alto Development Center.

*Public Works Engineering Department*

PRIOR TO PARCEL MAP SUBMITTAL

13. Provide a current Preliminary Title Report, printed less than 3 month from Parcel Map submittal date.

PRIOR TO PARCEL MAP RECORDATION

14. The City of Palo Alto does not currently have a City Surveyor we have retained the services of Siegfried Engineering to review and provide approval on behalf of the City. Siegfried will be reviewing, signing and stamping the Parcel Map associated with your project.

In effort to employ the services of Siegfried Engineering, and as part of the City's cost recovery measures, the applicant is required to provide payment to cover the cost of Siegfried Engineering's review.

Our intent is to forward your Parcel Map to Siegfried for an initial preliminary review of the documents. Siegfried will then provide a review cost amount based on the complexity of the project and the information shown on the document. We will share this information with you once we receive it and ask that you return a copy acknowledging the amount. You may then provide a check for this amount as payment for the review cost. The City must receive payment prior to beginning the final review process.

15. Once the Parcel Map is approved by the City, submit wet signed and stamped mylar copy of the Parcel Map to the Public Works for signature. Map shall be signed by Owner, Notary and Surveyor prior to formal submittal.

PRIOR TO ISSUANCE OF A BUILDING PERMIT OR GRADING AND EXCAVATION PERMIT

16. Parcel Map shall be recorded with County Recorder.
17. Off-site improvements such as curb and gutter, sidewalk replacement, street tree replacement and/or new street trees, utility upgrades or street resurfacing are typically required with subdivisions. As part of the proposed of subdivision, applicant(s) shall be aware that off-site



improvements such as those listed above will be required. At a minimum, plans for the building permits shall show curb, gutter and sidewalk along the project frontages to be removed and replaced, full-street width resurfacing (mill and overlay) will be required. The curb ramps at the intersection may also need to be upgrade as part of this project to comply to accessibility standards. Plans shall include existing and proposed striping plan. Applicant shall meet with Urban Forestry to evaluate if a new street tree can be planted along the project frontages.

18. If the existing buildings are to be demolished, applicant shall contact Urban Forestry at (650)496-5953 prior to demolition to verify tree protection measures are in place.
19. LOGISTICS PLAN: The applicant and contractor shall submit a construction logistics plan to the Public Works Department 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, on-site staging and storage areas, concrete pours, crane lifts, work hours, noise control, dust control, storm water pollution prevention, contractor's contact. The plan shall be prepared and submitted along the Rough Grading and Excavation Permit. Plot the construction fence, entrances, shoring, limits of over excavation, construction workers parking area, staging and storage areas within the private site for equipment and material. It shall include notes as indicated on the approved Truck Route Map for construction traffic to and from the site. Plan shall also indicate if the bus stop will need to be relocated and show how the bike lane will remain accessible during construction. The logistics plan will provide controls that minimize the disruption to neighbors and provides parking and staging on-site to the extent feasible.

*Utilities Electrical Engineering*

20. Applicant shall grant easement to all electric equipment including transformers, switches, electric pull boxes and vaults, electric conduit.
21. All equipment shall be pad mounted, NO underground equipment is allowed.
22. All the weather head shall follow CPAU standard (lower than 18')
23. Applicant shall install, owned and maintain the streetlight system on the private street. These street lights shall be fed through a meter pedestal.
24. Only one electric service lateral is permitted per parcel.
25. The developer/owner shall provide space for installing padmount equipment (i.e. transformers, switches, and interrupters) and associated substructure as required by the City. In addition, the owner shall grant a Public Utilities Easement for facilities installed within the subdivision as required by the City.
26. The civil drawings must show all existing and proposed electric facilities (i.e. conduits, boxes, pads, services, and streetlights) as well as other utilities.

- 27. The developer/owner is responsible for all substructure installations (conduits, boxes, pads, streetlights system, etc.) on the subdivision parcel map. The design and installation shall be according to the City standards and all work must be inspected and approved by the Electrical Underground Inspector.
- 28. The developer/owner is responsible for all underground services (conduits and conductors) to single-family homes within the subdivision. All work requires inspection and approval from both the Building Department and the Electrical Underground Inspector.
- 29. The tentative parcel map shall show all required easements as requested by the City.

*Utilities Water Gas Wastewater Department*

- 30. The applicant shall submit a request to disconnect all utility services and/or meters to the existing building including a signed affidavit of vacancy. Utilities will be disconnected or removed within 10 working days after receipt of request. The demolition permit will be issued by the Building Inspection Division after all utility services and/or meters have been disconnected and removed.
- 31. The applicant shall submit a completed water-gas wastewater service connection application-load sheets for City of Palo Alto Utilities. The applicant must provide all the information requested for utility service demands.
- 32. The applicant shall be responsible for installing and upgrading the existing services as necessary to handle anticipated peak loads. This responsibility includes all cost associated with design and construction for the installation/upgrade of the utility services.
- 33. Each parcel shall have its own water service, gas service and sewer lateral connection shown on the plans.
- 34. All utility installations shall be in accordance with the City of Palo Alto utility standards for water, gas, & wastewater.

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SECTION 8. Term of Approval.

1. Preliminary Parcel Map. All conditions of approval of the Preliminary Parcel Map shall be fulfilled prior to map recordation (PAMC Section 21.16.010[c]). Unless a Tentative Map is filed, and all conditions of approval are fulfilled within a two- year period from the date of Preliminary Tentative Map approval, or such extension as may be granted, the Preliminary Tentative Map shall expire and all proceedings shall terminate.

INTRODUCED AND PASSED: November 14, 2016

AYES:

NOES:

ABSENT:

ABSTENTIONS:


ATTEST:

DocuSigned by:  
  
 Beth Minor  
 City Clerk

DocuSigned by:  
  
 Patrick Bunt  
 Mayor

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

DocuSigned by:  
  
 Hillary Gitelman  
 Director of Planning and Community Environment

DocuSigned by:  
  
 Cara Silver  
 Senior Ass't. City Attorney

PLANS AND DRAWINGS REFERENCED:

Those plans prepared by WEC and Associates titled "Preliminary Parcel Map", consisting of five page, dated August 19, 2014.

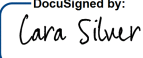
## Certificate Of Completion

Envelope Id: 82D14D40AE2548E78107632D5EFC785	Status: Completed
Subject: Please DocuSign: RLUA 900 California Ave.pdf	
Source Envelope:	
Document Pages: 9	Signatures: 4
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped Stamping: Enabled	Janet Billups
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	250 Hamilton Ave
	Palo Alto , CA 94301
	janet.billups@cityofpaloalto.org
	IP Address: 199.33.32.254

## Record Tracking

Status: Original	Holder: Janet Billups	Location: DocuSign
12/13/2016 11:22:50 AM	janet.billups@cityofpaloalto.org	

## Signer Events

Signer Events	Signature	Timestamp
<p>Cara Silver  cara.silver@cityofpaloalto.org  Senior Assistant City Attorney  City of Palo Alto  Security Level: Email, Account Authentication (None)  Electronic Record and Signature Disclosure:  Accepted: 7/15/2015 5:07:16 PM  ID: 11910ed1-61d1-4ff3-9cf9-f4eb5a0768e2</p>	<p>DocuSigned by:    C2CEDD84ABC3429...</p> <p>Using IP Address: 199.33.32.254</p>	<p>Sent: 12/13/2016 11:36:41 AM  Viewed: 12/13/2016 11:37:21 AM  Signed: 12/13/2016 11:37:41 AM</p>
<p>Hillary Gitelman  hillary.gitelman@cityofpaloalto.org  Security Level: Email, Account Authentication (None)  Electronic Record and Signature Disclosure:  Not Offered via DocuSign  ID:</p>	<p>DocuSigned by:    F07E6601F21E441...</p> <p>Using IP Address: 199.33.32.254</p>	<p>Sent: 12/13/2016 11:37:43 AM  Viewed: 12/13/2016 1:17:30 PM  Signed: 12/13/2016 1:17:46 PM</p>
<p>Patrick Burt  Patrick.Burt@cityofpaloalto.org  Mayor  City of Palo Alto  Security Level: Email, Account Authentication (None)  Electronic Record and Signature Disclosure:  Not Offered via DocuSign  ID:</p>	<p>DocuSigned by:    0B8A2FFEE5FA473...</p> <p>Using IP Address: 70.213.11.19  Signed using mobile</p>	<p>Sent: 12/13/2016 1:17:47 PM  Viewed: 12/13/2016 11:47:30 PM  Signed: 12/13/2016 11:48:00 PM</p>
<p>Beth Minor  beth.minor@cityofpaloalto.org  City Clerk  City of Palo Alto  Security Level: Email, Account Authentication (None)  Electronic Record and Signature Disclosure:  Not Offered via DocuSign  ID:</p>	<p>DocuSigned by:    45F95502DB71492...</p> <p>Using IP Address: 199.33.32.254</p>	<p>Sent: 12/13/2016 11:48:00 PM  Viewed: 12/14/2016 9:05:13 AM  Signed: 12/14/2016 9:06:02 AM</p>

## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

Agent Delivery Events	Status	Timestamp
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Intermediary Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Alicia Spotwood Alicia.Spotwood@CityofPaloAlto.org Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign ID:	<b>COPIED</b>	Sent: 12/14/2016 9:06:03 AM Viewed: 12/14/2016 9:08:02 AM
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Kim Lunt Kim.Lunt@cityofpaloalto.org Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign ID:	<b>COPIED</b>	Sent: 12/14/2016 9:06:03 AM
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Notary Events	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	12/14/2016 9:06:03 AM
Certified Delivered	Security Checked	12/14/2016 9:06:03 AM
Signing Complete	Security Checked	12/14/2016 9:06:03 AM
Completed	Security Checked	12/14/2016 9:06:03 AM

Electronic Record and Signature Disclosure
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## **CONSUMER DISCLOSURE**

From time to time, City of Palo Alto (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through your DocuSign, Inc. (DocuSign) Express user account. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the 'I agree' button at the bottom of this document.

### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. For such copies, as long as you are an authorized user of the DocuSign system you will have the ability to download and print any documents we send to you through your DocuSign user account for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign 'Withdraw Consent' form on the signing page of your DocuSign account. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use your DocuSign Express user account to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through your DocuSign user account all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

**How to contact City of Palo Alto:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: david.ramberg@cityofpaloalto.org

**To advise City of Palo Alto of your new e-mail address**

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at

david.ramberg@cityofpaloalto.org and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

In addition, you must notify DocuSign, Inc to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail in DocuSign.

**To request paper copies from City of Palo Alto**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an e-mail to david.ramberg@cityofpaloalto.org and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.

**To withdraw your consent with City of Palo Alto**

To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your DocuSign account, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an e-mail to david.ramberg@cityofpaloalto.org and in the body of such request you must state your e-mail, full name, US Postal Address, telephone number, and account number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

**Required hardware and software**

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	<ul style="list-style-type: none"> <li>•Allow per session cookies</li> <li>•Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection</li> </ul>

\*\* These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will

have the right to withdraw your consent.

**Acknowledging your access and consent to receive materials electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

By checking the 'I Agree' box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC CONSUMER DISCLOSURES document; and
- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify City of Palo Alto as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by City of Palo Alto during the course of my relationship with you.



## Attachment M

On January 9, 2017, PCE staff received the following questions regarding the ARB appeal of three new homes at 900 California Avenue; responses follow:

**Councilmember Request:** Request for a copy of the November 14, 2017 minutes related to the Parcel Map application reviewed by the City Council.

**Response:** Now included in the report as Attachment K. The minutes state that the City Council directed the following action related to the parcel map application:

- A. Found the project exempt from CEQA. **This was addressed in the Record of Land Use Action, Section 2 (Attachment L)**
- B. Approved the Record of Land Use Action
  - i. Affirmed that the proposed second unit would be provided on Lot 3 **This was addressed in the Record of Land Use Action (Attachment L), Condition #8.**
  - ii. Increased the setbacks for the garage and accessory buildings be set back eight (8) feet from all property lines. **This was addressed in the Record of Land Use Action (Attachment L), condition # 9 and addressed in revised plans previously transmitted to the City Council and available online at as detailed in Attachment J.**
- C. Added a requirement that the development be subject to dewatering requirements in effect before the next dewatering season. **This was addressed in the Record of Land Use Action (Attachment L), Condition 10.**
- D. Directed staff to review the third party geotechnical report to assure that any aggregate impact presented by the construction schedule is evaluated and not simply the individual dewater impact of construction on each lot. **This was addressed in the Record of Land Use Action**
- E. **Attachment L), Condition 10. Note that current provisions stipulated by the city requires a geotechnical report, the cumulative impact analysis is the unique provision incorporated into the condition.**

Conditions included in the Record of Land Use Action for the parcel map will be reviewed and implemented as part of the building permit review process associated with the proposed homes and do not need to be repeated in the architectural review conditions of approval.

**Councilmember Question:** Dewatering. The appellant's concerns seem to be about the cumulative effect / impact of dewatering. I do not see this addressed in the Condition #53 as the staff report seems to indicate.

**Response:** The City Council reviewed the parcel map application to subdivide the subject property on November 14, 2016 pursuant to current application review procedures. During that public hearing, the City Council heard testimony from nearby residents expressing concern about dewatering. In response, the City Council required the project be subject to whatever dewatering requirements are in effect before the next dewatering season. Accordingly, staff incorporated the following condition of approval to the parcel map record of land use action (see Attachment L, Condition #10):

Dewatering Requirements. The applicant shall comply with the City of Palo Alto Guidelines for Dewater During Basement Or Below Ground Garage Construction dated February 2016. The applicant shall demonstrate to the satisfaction of the Planning and Community Environment Director that the proposed dewatering plan is not deleterious to vegetation. The third party evaluation of the proposed dewatering shall take into account the aggregate and simultaneous dewatering of all three lots and the proposed development shall be subject to the City's standards in effect at the time of the report. (Emphasis Added)

This condition is associated with the parcel map and would apply to the future construction of the three proposed homes and second dwelling unit; it would be implemented as part of the building permit review process.

This condition is not incorporated into the Architectural Review conditions of approval because that action preceded the City Council's review of the parcel map. The Council may recall that the appeal period for the Architectural Review approval ended the day after the Council acted on the parcel map. Condition #53 referenced above partially addresses the dewatering issue, but is also more focused on the requirement for a geotechnical study.

Staff's review of the conditions of approval applicable to this project, in consultation with the City Attorney's office, concludes that the city has sufficient authority to require a geotechnical report and dewatering analysis during the building permit review process that addresses the cumulative impact of all three properties being constructed at one time and will evaluate the report based on the standards applicable in place at the time the report is prepared.

**Councilmember Question:** Condition 39 states that the applicant shall file for a Minor Subdivision Application for creating four (4) lots. This was not addressed during the CC review of the subdivision and it appears that creation of a 4th lot would create a flag lot which is not allowed per City code. Can staff please explain why this is included in the Conditions?

**Response.** There is an error in this condition, which has been corrected in the Director's letter (Attachment D). The City Council approved a three lot subdivision; no flag lots were created. A corrected Director's letter was prepared on January 10<sup>th</sup> and mailed to the applicant.

**Councilmember Question:** Condition #59: will plans be proactively be provided to neighbors for comment prior to finalizing?

**Response.** Condition #59 requires the preparation of a logistics plan. While this is a public document, it is one typically reviewed by professional staff. There is no current mechanism for noticing the public, but members of the public may request a copy of all submittal materials.