On INSERT DATE the Council of the City of Palo Alto denied the appeal by Alan Rogers [03-AP-13] and approved the Architectural Review, Variance and Conditional Use Permit applications for the location and construction of the Clark Building (formerly referred to as Building D), a four-level above grade parking structure, landscaping and various site improvements, and extension of medical office use into the proposed structures in the Public Facility zone district, making the following findings, determination and declarations:

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

A. On December 18, 2003, the Director of Planning and Community Environment (Director) approved a Variance [03-V-20] and a Conditional Use Permit [03-CUP-18] amending an existing use permit (94-UP-8) and on December 30, 2003, the Director approved the Architectural Review application for the same development project [03-ARB-102, 03-EIA-14]. The project is the expansion of the existing conditional use (outpatient medical office facility) into a new 41,500 square foot building, the Clark Building or Building D, a four-level above grade parking structure containing 189 parking spaces, landscaping and various site improvements as per attached plans at 795 El Camino Real. The Variance would allow a reduced street setback for the new parking structure (14.4 feet, where 20 feet is required) and increased total site coverage (31.2% where 30% is the maximum site coverage).

B. Documentation of these approvals include: (1) a December 30, 2003, letter to the applicant documenting the Director’s approval of the ARB application, including Conditions of Approval and procedure for protesting exactions, and (2) a December 31, 2003 letter to public speakers on the project informing them of the Director’s approval of the ARB application and noting the appeal period end date on January 12, 2004.
C. Prior to the approvals, there were five public hearings on the project including: (1) two preliminary reviews and two formal reviews of the project at public hearings by the Architectural Review Board (ARB), who recommended approval of the project to the Director of Planning and Community Environment (the hearing dates were August 7, November 6, November 20 and December 18, 2003) and (2) one Director’s Hearing on December 4, 2003 regarding the proposed Variance and Conditional Use Permit [03-V-20 and 03-CUP-18], during which the Hearing Officer received the Administrative Record that included staff reports and plans for the above referenced ARB meetings and the Addendum to the 1996 EIR and considered testimony by the applicant and public (Alan Rogers and Herb Borock).

SECTION 2. Environmental Review. Under California Environmental Quality Act (CEQA) Guideline Section 15162, it was determined that a subsequent EIR to the certified 1996 PAMF EIR was not necessary pursuant to the following findings:

(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Discussion: No substantial changes are proposed for the Clark Building or the parking structure from that identified in the 1996 EIR. The square footage of both facilities has been reduced, rather than substantially increased, and the severity of potential environmental effects that were previously identified in the 1996 EIR have not been increased by the current proposed project.

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
Discussion: The 1996 EIR adequately addressed all potential environmental effects of the PAMF campus that included a conservative analysis (worst case scenario) of the Clark Building and parking structure. No new significant environmental effects or substantial increase in the severity of previously identified significant effects are presented by the current project.

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration.

   Discussion: The current project presents no new information of substantial importance. No additional significant effects not discussed in the 1996 EIR are presented by the current project.

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR.

   Discussion: Due to the reduction in size of the Clark Building, the environmental effects due to the current project are less severe than shown in the previous EIR.

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.

   Discussion: There are no mitigation measures or alternatives that were previously found not to be feasible that relate to the current project. PAMF has willingly complied with the mitigation measures of the 1996 EIR.

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

   Discussion: There are no mitigation measures or alternatives that are considerably different from those
analyzed in the 1996 EIR.

None of the above conditions calling for preparation of a subsequent EIR have occurred due to the current PAMF project, and the City prepared an Addendum to the 1996 EIR to provide project specific environmental analysis for the Clark Building and parking structure pursuant to CEQA Guidelines Section 15164 (a):

The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

A courtesy copy of the Addendum dated November 20, 2003 was mailed along with the ARB November 20, 2003 staff report to the appellant prior to the ARB November 20, 2003 meeting. The appellant was formally noticed for all of the above listed meetings regarding the proposed project. Courtesy copies of the December 18, 2003 approval with conditions for the Conditional Use Permit and Variance and December 30, 2003 letter with conditions for the ARB recommendation on the project were also sent to the appellant. Throughout the project process, the original 1996 EIR and all other PAMF project files have been available upon request for public review in the Planning Division on the 5th floor of the City Hall. Additionally, the current PAMF project file with all supporting documents is available for public review in the Development Center. No requests from the appellant were received by the Planning Division to review any of these documents.

SECTION 3. Variance Findings

1. There are exceptional or extraordinary circumstances or conditions applicable to the PAMF Campus property that do not apply generally to property in the same district in that:

a. The Clark Building conforms to the Public Facilities zone district front side and rear setback requirements. The parking structure conforms to side and rear setback requirements but needs a variance for a reduced street setback of 14.35 feet where 20 feet is required. A Design Enhancement Exception (95-DEE-3) was approved in 1995 to permit a 15-foot setback for Building B and a 10-foot setback for Building C on Urban Lane. A variance was processed for the parking structure due to the additional request for increased lot coverage created by the build-out of the Clark Building.
Modified setbacks and lot coverage for the parking structure and Clark Building are justified due to the unique nature of this property. First, the PAMF campus is located adjacent to the urban core of Palo Alto where the streetscape is established with buildings abutting sidewalks on the street with little or no setback. Urban Lane serves as an urban street through a medical facility complex of buildings with sidewalks to serve pedestrians using the medical buildings in much the same way as pedestrians access businesses and services in the urban core.

Second, Urban Lane is a private street with a dedicated easement for public ingress and egress. Ordinarily, the setback requirements of the Zoning Ordinance only apply to public right-of-ways—not private streets. They are being applied in this case only because of the ingress and egress easement. However, due to the private nature of the street, the reduced setbacks are justified.

b. Coverage – The 1996 EIR included the buildout of the PAMF Campus with Building D (Clark Building) and the Parking Structure for an overall coverage of 31.9%. Buildings A, B and C have been constructed with a lot coverage of 20.6%. The original project approvals anticipated that the construction of the parking structure would result in a possible 31.9% lot coverage. The completion of the Clark Building and the Parking Structure would bring the total lot coverage to 31.2% that is less than the lot coverage analyzed in the original EIR for the site.

2. The granting of the variance application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship in that:

Due to the physical constraints of the property, including the structural infrastructure of the existing parking podium, the ground water table elevation and weight-bearing capacity of site soils and geology that limit the extent of underground parking that can be built on the property, the modified lot coverage and setback are justified.

3. The granting of the variance application will not be detrimental to the public health, safety, general welfare, or convenience in that:

a. A detailed EIR was prepared and certified for the PAMF Campus
in 1996 that included reduced setbacks for buildings on Urban Lane and an overall lot coverage of up to 31.9% and identified no public health or safety impacts that would result from construction of the entire PAMF Campus including Building D (Clark Building) and the Parking Structure. The general welfare and convenience of the Palo Alto and convenience of the Palo Alto community-at-large would be well served by the completion of the PAMF Campus with the Clark Building and associated Parking Structure.

SECTION 4. Variance Granted. Variance No. 03-V-20 is granted for a reduced street setback for the new PAMF four-level parking structure (14.4 feet, where 20 feet is required) and increased total site coverage (31.2% where 30% is the maximum site coverage).

SECTION 5. Conditions of Approval.

1. The project shall be constructed in substantial compliance with plans dated December 10, 2003 on file at the Development Center, 250 Hamilton Avenue, Palo Alto, California.

2. A copy of this approval shall be printed on the first page of the blueprints submitted for building permit.

3. Prior to issuance of any building or grading permit, the Clark Building and Parking Structure shall be approved by the Architectural Review Board (ARB) and shall be subject to ARB recommended conditions of project approval.

SECTION 6. Conditional Use Permit Findings

1. The proposed use, at the proposed location, will not be detrimental or injurious to property or improvements in the vicinity, and will not be detrimental to the public health, safety, general welfare, or convenience, in that:

   a. The construction and use of the Clark Building and parking structure, as conditioned, will be conducted in an orderly and safe manner.

   b. The use and location of the buildings is consistent with the master plan for the PAMF Urban Lane Campus that was included in the certified 1996 Final Environmental Impact Report (EIR). The EIR identified no site-specific significant adverse
environmental impacts that would affect vicinity properties so long as all mitigation measures are implemented. The amended use permit will not change the original conditions of approval for the PAMF Urban Lane Campus or mitigation measures of the 1996 EIR which include:

1. EIR Mitigation Measures C.1, C.2 and C.3 regarding visual, light and glare impacts that could otherwise adversely affect adjacent properties, particularly the properties on the north side of Encina Avenue.

2. EIR Mitigation Measure J.2 which governs future noise levels of PAMF project stationary equipment, such as that to be located on the southerly service road adjacent to properties on the north side of Encina Avenue, and the Use Permit and EIR mitigation measure that govern the noise levels permitted at the southerly property line adjacent to the properties on the north side of Encina Avenue.

c. The new four level parking structure provides adequate and convenient parking for the new Clark Building. The parking structure is located above the existing subterranean parking and adds 189 new parking spaces that is more than the required 166 for the Clark Building. A new exterior elevator is conveniently located near the main entrance to the Clark Building that provides access to the subterranean parking levels.

d. The amended use permit will not change the 1997 Deferred Parking Agreement. The full build-out of the PAMF campus requires 1,346 parking spaces, 76 of which are accessible, and 10 of those are van accessible. The new parking structure combined with the existing parking provides 1,303 parking spaces, 67 of which are accessible, and 5 of those are van accessible. 43 parking spaces remain deferred, of which 9 are accessible, and 5 of those are van accessible.

Additionally, 135 bicycle parking spaces are required for the full buildout of the PAMF campus (81 Class I and 54 Class II). There are 68 Class I and 45 Class II bicycle parking spaces that currently exist on the campus. The Clark Building would provide an additional 6 Class II spaces near the front entrance. 13 Class I and 3 Class II bicycle parking spaces remain deferred under the conditions of the 1997 Deferred Parking Agreement.

2. The proposed use will be located and conducted in a manner in accord with the Palo Alto Comprehensive Plan and the purposes of
Title 18 of the Palo Alto Municipal Code, in that:

a. The Comprehensive Plan designation of Major Institution/Special Facilities is intended for institutional, academic, governmental, and community service uses and lands that are either publicly owned or are operated as non-profit organizations as is the case with PAMF.

b. The use as an outpatient medical facility is compatible with the allowed uses in the Public Facilities (PF) zoning district and is allowed with a use permit. The proposed use is identical to the current use of the existing buildings that comprise the PAMF campus. The facility meets all development requirements of Title 18 of the Palo Alto Municipal Code.

SECTION 7. Conditional Use Permit Granted. Conditional Use Permit No. 03-CUP-18 is granted for PAMF amending existing use permit 94-UP-8 (795 El Camino Real - PAMF Urban Lane Campus) for the location and construction of the Clark Building (formerly referred to as Building D), a four-level above grade parking structure, landscaping and various site improvements as per attached plans at 795 El Camino Real, Public Facilities (PF) Zone District, Palo Alto, California.

SECTION 8. Conditions of Approval.

1. The conditional uses approved under this permit are outpatient medical facility occupying approximately 41,500 square feet and associated four-level parking structure (including the existing two-level subterranean beneath and on-grade level). The addition of a fifth above-grade level shall be permitted if determined necessary per the requirements of the 1997 Deferred Parking Agreement and shall be subject to Architectural Review Board (ARB) approval.

2. Prior to issuance of any building or grading permit, the Clark Building and Parking Structure shall be approved by the Architectural Review Board (ARB) and shall be subject to ARB recommended conditions of project approval.

SECTION 9. Architectural Review Findings

1. The design is consistent and compatible with applicable elements of the city's Comprehensive Plan in that the project meets the following policies for Major Institution/Special facilities, including:
Land Use Element

- **Policy L-1** Continue current City policy limiting future urban development to currently developed lands within the urban service area.
- **Policy L-48** Promote high quality, creative design and site planning that is compatible with surrounding development and public spaces.
- **Policy L-77** Encourage alternatives to surface parking lots to minimize the amount of land that must be devoted to parking, provided that economic and traffic safety goals can still be achieved.

Transportation Element

- **Policy T-1** Make land use decisions that encourage walking, bicycling, and public transit use.
- **Policy T-23** Encourage pedestrian-friendly design features such as sidewalks, street trees, on-street parking, public spaces, gardens, outdoor furniture, art, and interesting architectural details.

Business and Economic Element

- **Policy B-25** Strengthen the commercial viability of businesses along El Camino Real. Encourage the development of pedestrian-oriented neighborhood retail and office centers along the El Camino corridor.

2. The design is compatible with the immediate environment of the site in that:
The proposed Building D (Clark Building) and parking structure were included in the master plan for the PAMF campus and are currently proposed as contemporary buildings on the same campus with different, yet compatible, architecture.

3. The design is appropriate to the function of the project in that:
The use as a medical outpatient facility (Wellness Center) was included in the original master plan for the overall functions of the PAMF campus. The proposed project includes adequate parking (auto with accessible spaces and bicycle) for the new building as well as other services on the campus and is in compliance with the 1997 Deferred Parking Agreement for the overall PAMF campus.

4. The design is compatible with the character of the Palo Alto Medical Foundation in that:
It is similar in massing, color palette and finish materials. The
use of medium red vertical columns in both the Clark Building and the parking structure tie into the dominant medium red columns of the trellis throughout the PAMF campus. The new buildings complete the urban scale of Urban Lane.

5. The design promotes harmonious transitions in scale and character in areas between different designated land uses in that:
It maintains the same land use as a medical out-patient facility on the site and is compatible with adjacent commercial and transit related land uses.

6. The design is compatible with approved improvements both on and off the site in that:
The new PAMF buildings are similar in mass and materials but vary the architecture that is urban and transitions well to the downtown urban core to the east of the property.

7. The planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community in that:
The campus feel and garden components of the existing site are maintained with the introduction of the Clark Building. The new parking structure replaces current surface parking. A new glass art elevator enclosure at the Clark Building will be visible from the downtown core and serves as a welcoming “beacon” to pedestrians using the Homer Avenue Undercrossing.

8. The amount and arrangement of open space are appropriate to the design and the function of the structures in that:
The garden elements will remain between the Clark Building and the parking structure. One large oak tree and several redwood trees will be relocated on the site, along with the introduction of new trees, to serve as landscape screening between the Caltrain right-of-way and the parking structure.

9. Sufficient ancillary functions are provided to support the main functions of the project in that:
The new parking structure adds convenient parking with additional accessible spaces that were deferred in the original design of the PAMF campus.

10. Access to the property and circulation thereon are safe and convenient for pedestrians, cyclists and vehicles in that:
Pedestrian and bicycle paths connect on and off-site pathways that connect to the transit center and downtown core of Palo Alto. The entrance to the Clark Building is convenient to the
Homer Avenue Undercrossing, as well as from the existing buildings fronting on El Camino Real.

11. **Natural features are appropriately preserved and integrated with the project in that:**
The Clark Building would be built on an area that was temporarily developed as a landscaped plaza until such time as the building would be added to the campus, and the new parking structure will be built over the existing parking podium. Existing oak and redwood trees will be relocated on the site to further screen these buildings.

12. **The new buildings have the same color palette as the existing buildings and bring in the use of stone that is in the same color family as the medium dark wainscot of the main buildings. The introduction of medium-red linear elements, referencing the existing trellis columns that are a connecting landscape element campus-wide, will be extended into the parking structure composition as vertical supports and horizontal railings.**

13. **The landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment in that:**
The redwood trees effectively screen the parking structure from the train tracks and Alma Street, and the landscape concept depicts an appropriate unity with the various buildings on the site in that the parking structure continues the garden concept into the design of terraced decks with many planter boxes.

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.**

15. **The design is energy efficient and incorporates renewable energy design elements including, but not limited to:**
(A) Exterior energy design elements, such as the use of glass for natural daylighting and the open decks of the parking garage
(B) Internal lighting service and climatic control systems, and
(C) Building siting and landscape elements.
(D) The design utilizes the LEEDs rating system to guide energy efficiency and will be comparable to a certified level, possibly silver.
(E) PAMF has made a commitment to participate in the Palo Alto wind energy program.

The proposed project is consistent with the project reviewed in the environmental impact report and approved by the City Council in January 1996.

SECTION 10. Architectural Review Granted. Architectural Review Permit No. 03-ARB-102 is granted for development in the Public Facilities Zoning District to construct a new +41,000 square foot medical office building (Clark Building) and a new +189 space, 4-level parking structure and related site improvements at the existing medical facility.

SECTION 11. Conditions of Approval.

BUILDING DIVISION

Prior to Submittal for Building Permit

1. Separate building permits shall be required for the construction of each building. Proposed Building D is an entirely new building and the proposed parking structure shall be considered as an addition to the existing underground parking garage.

2. Building D shall be considered as a medical office building and will not be plan checked or inspected for compliance with the OSHPD-3 regulations pertaining to licensed clinics.

3. The plans submitted for the building permit shall include the full scope of the construction including all site development, utility installations, architectural, structural, electrical, plumbing and mechanical work associated with the proposed project.

4. The design of building components that are not included in the plans submitted for building permit and are to be “deferred” shall be limited to as few items as possible. The list of deferred items shall be reviewed and approved prior to permit application.

5. The location of the Building D’s electrical service shall require prior approval by the Inspection Services Division and shall be located at an exterior location or in a room or enclosure accessible directly form the exterior.

6. During the construction of the new structures, all necessary measures shall be taken to maintain safety and occupancy requirements for employees and visitors to the existing occupied
buildings.

FIRE DEPARTMENT

Prior to Submittal for Building Permit

7. The applicant shall arrange a meeting with the Fire Department to ensure that the project will provide adequate Fire Access throughout the property.

8. A fire sprinkler system shall be provided which meets the requirements of NFPA Standard No. 13, 1999 Edition, (PAMC15.04.160). Fire Sprinkler system installations require separate submittal to the Fire Prevention Bureau, (PAMC15.04.083). NOTE: Building plans will not be approved unless complete sprinkler coverage is indicated.

9. An approved audible sprinkler flow alarm to alert the occupant shall be provided in the interior of the building in an approved location, (2001CBC904.3.2). Fire Alarm system installations or modifications require separate submittal to the Fire Prevention Bureau. (PAMC15.04.083).

10. Underground fire supply system installations or modifications require separate submittal to the Fire Prevention Bureau (PAMC15.04.083), Public Works Department and the Utilities Department. NOTE: Fire Department approval will be withheld until Utilities Department and Public Works Department requirements have been met.

11. An approved, adequate water supply and additional fire hydrants, as needed, shall be provided in accordance with Appendices III-A and III-B of the 2001 California Fire Code (2001CFC903) NOTE: Hydrants shall be provided on-site at intervals not exceeding 300 feet, spacing to commence at the nearest street hydrant. The nearest street hydrant and the existing on site hydrant shall be upgraded to the current standard, Clow Rich Model 76.

12. Provide Fire Department access road 20 feet in width with 13’6” vertical clearance. Road to meet weight access (65,000 lbs.) and turning radius (36’ inside) requirements of fire truck. Road shall be all weather, and shall extend to within 150 feet of hose reach of any point on the first-floor exterior of all buildings on-site. (2001CFC902.2.2) NOTE: The current proposal does not meet this requirement. Any acceptance of alternate methods regarding fire access will include an upgrade at applicant’s expense of one or more signal
intersections with the Opticom Preemption System, and at least one 50 foot section of the existing 16 foot access land to accommodate aerial ladder operations.

13. Elevator car shall be sized for Fire Department gurney access requirements based on gurney dimensions of 24” x 82” plus a minimum of two emergency response personnel. (PAMC15.04.120)

14. Applicant shall meet with Planning, Bldg., Fire, Public Works and Utilities to work out logistical issues involved with maintaining operation of the site during construction.

PUBLIC WORKS

Prior to Submittal for Building Permit

15. The applicant shall obtain a Public Works encroachment permit for that portion of the parking structure that encroaches into the air space of the Urban Lane easement. No part of the parking structure shall encroach over the paved surface area of Urban Lane.

16. A Grading and Excavation Permit issued by the CPA Building Inspection Division is required for the proposed project. Any grading permit issued in conjunction with a phased project implementation plan will only authorize grading and storm drain improvements. Other site utilities may be shown on the grading plan for reference only, and should be so noted. No utility infrastructure should be shown inside the building footprint. Installation of these other utilities will be approved as part of a subsequent Building Permit application.

17. The existing municipal storm drainage system in the area is unable to convey the peak runoff from the project site. The applicant will be required to provide storm water detention on-site to lessen the project’s impact on city storm drains. The applicant’s engineer shall provide storm drain flow and detention calculations, including pre-project and post-project conditions. The calculations must be signed and stamped by a registered civil engineer. Evaluate the previously installed on-site storm drainage system to verify that it continues to satisfy this condition regarding detention.

18. The applicant shall submit a final grading and drainage plan to Public Works Engineering. This plan shall show spot elevations or contours of the site and demonstrate the proper conveyance of storm water to the nearest adequate municipal storm drainage system. Existing drainage patterns, including
accommodation of runoff from adjacent properties, shall be maintained.

19. The proposed development will result in a change in the impervious area of the property. The applicant shall provide calculations showing the adjusted impervious area with the building permit application. A Storm Drainage Fee adjustment on the applicant’s monthly City utility bill will take place in the month following the final approval of the construction by the Building Inspection Division. The impervious area calculation sheets and instructions are available from Public Works Engineering.

20. Permittee must obtain a grading permit from the City of Palo Alto Building Inspection Division if excavation volume exceeds 100 cubic yards.

21. The property owner shall obtain an encroachment permit or temporary lease from Public Works Engineering for a structure, or other features constructed in the public right-of-way, easement or on property in which the City holds an interest. PAMC, Sec. 12.12.010. The building permit associated with this application will not be issued until the encroachment permit or temporary lease has been approved.

22. A construction logistics plan shall be provided, addressing at minimum parking, truck routes and staging, materials storage, and the provision of pedestrian and vehicular traffic adjacent to the construction site. All truck routes shall conform with the City of Palo Alto’s Trucks and Truck Route Ordinance, Chapter 10.48, and the route map which outlines truck routes available throughout the City of Palo Alto. A handout describing these and other requirements for a construction logistics plan is available from Public Works Engineering.

Prior to Issuance of Building Permit

23. The applicant shall obtain a Street Work Permit from Public Works Engineering for pedestrian protection on the public sidewalk and or construction proposed in the City right-of-way. Sec. 12.08.010.

24. This proposed development would disturb more than one acre of land. The applicant must apply for coverage under the State Water Resources Control Board’s (SWRCB) NPDES general permit for storm water discharge associated with construction activity. A Notice of Intent (NOI) must be filed for this
project with the SWRCB in order to obtain coverage under the
permit. The General Permit requires the applicant to prepare
and implement a Storm Water Pollution Prevention Plan (SWPPP).
The applicant is required to submit two copies of the NOI and
the draft SWPPP to the Public Works Department for review and
approval prior to issuance of the building permit. The SWPPP
should include both permanent, post-development project design
features and temporary measures employed during construction to
control storm water pollution. Specific Best Management
Practices (BMP’s) which apply to the work should be incorporated
into the design.

25. The applicant is required to paint the “No
Dumping/Flows to San Francisquito Creek” logo in blue color on a
white background, adjacent to all storm drain inlets. Stencils
of the logo are available from the Public Works Environmental
Compliance Division, which may be contacted at (650) 329-2598.
A deposit may be required to secure the return of the stencil.
Include the instruction to paint the logos on the construction
grading and drainage plan. Include maintenance of these logos in
the Hazardous Materials Management Plan, if such a plan is part
of this project.

During Construction

26. The contractor must contact the CPA Public Works
Inspector at (650) 496-6929 prior to any work performed in the
public right-of-way.

27. No storage of construction materials is permitted in
the street or on the sidewalk without prior approval of Public
Works Engineering.

28. The developer shall require its contractor to
incorporate best management practices (BMP's) for stormwater
pollution prevention in all construction operations, in
conformance with the Storm Water Pollution Prevention Plan
prepared for the project. It is unlawful to discharge any
construction debris (soil, asphalt, sawcut slurry, paint,
chemicals, etc.) or other waste materials into gutters or storm
drains. (PAMC Chapter 16.09).

29. All construction within the City right-of-way,
easements or other property under City jurisdiction shall
conform to Standard Specifications of the Public Works and
Utility Departments.
Prior to Finalization

30. The Public Works Inspector shall sign off the building permit prior to the finalization of this permit. All off-site improvements shall be finished prior to this sign-off. Similarly, all as-buils, on-site grading, drainage and post-developments BMP’s shall be completed prior to sign-off.

PLANNING DIVISION ARBORIST

Prior to Director’s Hearing for Approval of ARB Recommendation

31. Provide a site plan showing existing conditions, including landscaping, utilities, structures, and all minimum information required in the City Tree Technical Manual, Section 6.00.

32. Provide a mitigation plan for protected oak #57 for selected re-location site.

33. Tree Survey Plan. The applicant shall submit a tree survey prepared by a certified arborist (project arborist) and locate accurate tree trunk locations and dripline of all trees on site, and include trees in staging areas, transport routes and cueing areas. The Survey shall be consistent with the criteria in the City Tree Technical Manual, Section 6.20.

34. Tree Appraisal. In addition to the Tree Survey Report, the applicant shall submit a tree appraisal or replacement value of all trees on site, both trees removed and trees to be preserved (each tree listed separately and formula used). The appraisal shall be consistent with the City Tree Technical Manual, Section 6.40.

35. Tree Protection and Preservation Plan. A Tree Protection and Preservation Plan for trees to be retained shall be prepared by an ISA Certified Arborist and submitted for review and approval by the Planning Arborist. The plan shall be consistent with the City Tree Technical Manual, Section 2.00. All specific recommendations from the approved plan shall be implemented and maintained throughout construction. A Tree Protection Zone (TPZ) for each tree to be retained in which no soil disturbance is permitted shall be established and be clearly designated on all improvement plans as a bold dashed line, including grading, utility and irrigation, and show that no conflict occurs with the trees. The plan shall specify, but not be limited to, monthly arborist inspections, and pruning, protective fencing,
grading limitations and any other measures necessary to insure survival of the trees. Key elements of this plan shall be printed on a Tree Protection Instructions sheet with the Project Arborist contact number.

36. Project Arborist shall be selected for the project as required in the City Tree Technical Manual, Section 2.30. The Project Arborist shall be conducting all required inspections and be consulted in any activity involving the welfare of the trees to be retained.

Prior to Submittal for Building Permit

37. Landscape and irrigation plans encompassing on and off-site plantable areas out to the curb shall be submitted to and approved by the Planning Division. A Landscape Water Use statement, water use calculations and a statement of design intent shall be submitted for each project. A licensed landscape architect and qualified irrigation consultant should prepare these plans. Landscape and irrigation plans shall include:

a. All existing trees identified both to be retained and removed including street trees.
b. Complete plant list indicating tree and plant species, quantity, size, and locations.
c. Irrigation schedule and plan.
d. Fence locations.
e. Lighting plan with photometric data.
f. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.
g. All new trees planted within the public right-of-way, as shown on the approved plans, shall be installed per Public Works Standard Tree Well Diagram #504, shall have a tree pit dug at least twice the diameter of the root ball. The Public Works Detail #504 shall be shown on Landscape Plans.
h. 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.
i. Automatic irrigation shall be provided to all trees. For trees, details on the irrigation plans shall show two bubbler heads mounted on flexible tubing placed at the edge of the root ball for each tree.
that is 15 gallon in size or larger. Bubblers shall not be mounted inside the 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.

j. Landscape Plan shall ensure that the backflow preventer is adequately obscured either by planting the appropriate size and type shrubbery, covering the pipes with a green wire cage, or painted dark green to minimize visibility.

38. Landscape plan shall be consistent with PAMC 18.83, Design Standards--Landscaping in Parking Facilities and required landscape areas.

39. Planning staff shall review and approve of the location, size and screening of all above ground transformers, backflow preventers and other pad mounted equipment required by Utilities Department. After approval, any revision involving above ground utilities shall be reviewed by Planning staff.

40. All sidewalks, plaza and hardscape areas adjacent to trees (new and existing) shall specify on the civil drawings engineered structural soil (attached) as a base course material to a depth of 24-inches minimum to achieve and promote long term growth and minimize damage to the infrastructure from tree roots.

41. The grading plan shall be reviewed by Public Works Engineering and include provision for Storm Water Pollution Prevention Plan (SWPPS). Base course material for the parking area shall specify engineered structural soil to a minimum of 30-inch depth (specifications attached).

42. Approved Planting Soil Mix. The planting soil in the planter areas shall show a uniform soil mix to a 24-inch depth. Prior to planting, the contractor shall provide soils lab report to the City Arborist verifying that the following soil mix has been delivered to the site.

   a. Palo Alto Soil Mix by volume (pre-mix off site)
   * 65% sandy loam (mostly medium to coarse grade)
   * 15% clay
   * 10% 1/4-inch fir bark
   * 10% volcanic rock
   * Fertilizer. Combine Osmocote 18-6-12 or equivalent at
label rates per yard in the 12-inch area surrounding each root ball.

Prior To Issuance of Demolition, Grading or Building Permit

43. Tree Protection Instructions. All recommendations specified in the Tree Preservation Report for the project shall be consistent with the City Tree Technical Manual (TTM) implemented and maintained throughout the course of construction. A separate sheet titled: TREE PROTECTION AND PRESERVATION INSTRUCTIONS shall accompany the plans submitted for building permit and referenced on all Civil drawings (Utility, Storm, Grading, Erosion, etc.); Demolition; Staging; Building; Landscape, Planting and Irrigation Plans. The Tree Protection and Preservation sheet shall also contain the arborist report (Revised report to Be Determined, dated XXXXXX). This sheet shall clearly show tree protection zone, indicating where the fencing will be placed as a bold dashed line and denote all trees to be retained and those to be removed.

44. All utilities, both public and private, requiring trenching or boring shall be shown on the landscape and irrigation plans and shall show that no conflict will occur between the utilities and any landscape or trees to be retained. This shall include publicly owned trees within the right-of-way.

45. The Planning Staff shall review and approve of the location, size and screening of all above ground transformers, backflow preventers and other pad mounted equipment required by Utilities Department. After approval or during construction, any revision involving above ground utilities shall be reviewed by Planning staff.

46. All sidewalks, plaza and hardscape areas adjacent to trees (new and existing) shall specify on the civil drawings engineered structural soil (attached) as a base course material to a depth of 24-inches minimum to achieve and promote long term growth and minimize damage to the infrastructure from tree roots.

47. Inspection Schedule. All inspections outlined in the City Tree Technical Manual, Section 2.30, shall be performed as required. The Inspection Schedule Table shall be printed on the final set of plans submitted for the building permit.

48. Tree Protection Statement: A written statement shall be provided to the Building Department verifying that protective
fencing for the trees is in place before demolition, grading or building permit will be issued, unless otherwise approved by the City Arborist.

49. Fencing - Protected Trees, Street Trees, or Designated Trees. Fenced enclosures shall be erected around trees to be protected to achieve three primary functions, 1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact and non-compacted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved.

• Size, type and area to be fenced. All trees to be preserved shall be protected with five or six (5' - 6') foot high chain link fences. Fences are to be mounted on two-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing.

Type I Tree Protection
The fences shall enclose the entire area under the canopy drip line or TPZ of the tree(s) to be saved throughout the life of the project. Parking areas: fencing must be located on paving or concrete that will not be demolished, an appropriate grade level concrete base may support the posts.

Type II Tree Protection
For trees situated within a narrow planting strip, only the planting strip shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public use.

Type III Tree Protection
Trees situated in a small tree well or sidewalk planter pit, shall be wrapped with 2-inches of orange plastic fencing from the ground to the first branch and overlaid with 2-inch thick wooden slats bound securely (slats shall not be allowed to dig into the bark). During installation of the plastic fencing, caution shall be used to avoid damaging any branches. Major scaffold limbs may also require plastic fencing as directed by the City Arborist

• Duration. Tree fencing shall be erected before demolition, grading or construction begins and remain in place until final inspection of the project, except for work specifically allowed in the TPZ. Work in the TPZ requires approval by the project
arborist or City Arborist (in the case of work around Street Trees).

• ‘Warning’ sign. A warning sign shall be prominently displayed on each fence at 20-foot intervals. The sign shall be a minimum 8.5-inches x 11-inches and clearly state: “WARNING - Tree Protection Zone - This fence shall not be removed and is subject to a fine according to PAMC Section 8.10.110.”

During Construction

50. Arborist Inspection Report. The project arborist shall perform a site inspection to monitor tree condition on a minimum of four-week intervals. The Planning Arborist shall be in receipt of the inspection report during the first week of each month until completion at fax # (650) 329-2154.

51. All neighbors' trees that overhang the project site shall be protected from impact of any kind.

52. The applicant shall be responsible for the repair or replacement of any publicly owned trees that are damaged during the course of construction, pursuant to Section 8.04.070 of the Palo Alto Municipal Code.

53. The following tree preservation measures apply to all trees to be retained:

a. No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area.

b. The ground under and around the tree canopy area shall not be altered.

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

d. Watering Schedule. All trees to be retained shall receive monthly watering during all phases of construction per the City Tree Technical Manual, Section 5.45. A written log of each application of water shall be kept at the site. The City Planning Arborist shall be in receipt of this log before final inspection is requested.

54. Prior to the installation of the required protective fencing, any necessary pruning or care for trees to remain shall be performed in accordance with the City Tree Technical Manual, Section 5.00. Any work on trees within the right-of-way must first be approved by Public Works at (650) 496-6974.
Prior To Occupancy

55. Landscape Architect Inspection. The contractor shall call for an inspection by the Landscape Architect, and provide written verification to the Planning Department that all trees, shrubs, planting and irrigation are installed and functioning as specified in the approved plans.

Post Construction

56. Maintenance. For the life of the project, all landscape shall be well-maintained, watered, fertilized, and pruned according to Nursery and the Best Management Practice: Tree Pruning (ANSI A300-Part 1, American National Standards for Tree, Shrub and Other Woody Plant Maintenance- Standard Practices, Pruning) as outlined in the Palo Alto Tree Technical Manual. Any vegetation that dies shall be replaced or failed automatic irrigation repaired by the current property owner within 30 days of discovery.

PLANNING DIVISION – HOUSING

57. This project is subject to a housing in-lieu fee based on 41,500 square feet of net new floor area. The fee as of May 8, 2003 is $15.24 per square foot for an estimated total fee due of $632,460.00. The fee is payable in full at the time of building permit issuance. The actual fee due will be based on the building square footage on the final building permit plans. The fee rate is adjusted annually as of May 8 and the fee in effect at the time of building permit issuance is the fee required. (Section 16.47)

UTILITIES MARKETING SERVISES

Prior to Director’s Hearing for Approval of ARB Recommendation

58. The applicant shall submit an updated Water Use Calculations form for landscape water efficiency standards for review and approval by Department of Utilities, Utilities Marketing Services staff.

PUBLIC WORKS – WATER QUALITY/ENVIRONMENTAL COMPLIANCE

Prior to Issuance of Building Permit

59. A sampling location must be provided for sampling of the wastewater from the new clinic building. The sampling location
must be either a manhole or Christy-type box allowing visual inspection of the waste stream as well as sampling access. The building plans must include detailed plans for the sampling location.

60. PAMC Section 16.09.032(b)(9) prohibits the use of copper or copper alloys, including brass, in sewer lines except for sink traps and associated connecting pipes. The building plans must specify that copper piping will not be used for wastewater plumbing.

61. PAMC Section 16.09.106(e) requires that new dumpster areas shall be covered. Any new dumpster area associated with the project shall be covered, and shall be designed to prevent water run-on to the area and run-off from the area.

62. Any drain plumbing for interior levels of the new parking garage must be connected to an oil/water separator with a minimum capacity of 100 gallons, and to the sanitary sewer system (PAMC Section 16.032(B)(17)).

UTILITIES – ELECTRIC

63. PAMF has made provision for providing electric service to the proposed Building D through their internal electrical distribution system. PAMF has already installed/stubbed out conduit for Building D per their master plan. All the work/installation inside the building (after the main meter) must conform to National Electric Code/Building Codes and it must be inspected and approved by the Building Department/Inspector.

Prior to Issuance of Demolition Permit

64. The Permittee shall be responsible for identification and location of all utilities, both public and private, within the work area. Prior to any excavation work at the site, the Permittee shall contact Underground Service Alert (USA) at 1-800-227-2600, at least 48 hours prior to beginning work.

65. The Applicant shall submit a request to disconnect all existing utility services and/or meters including a signed affidavit of vacancy, on the form provided by the Building Inspection Division. Utilities will be disconnected or removed within 10 working days after receipt of request. The demolition permit will be issued after all utility services and/or meters have been disconnected and removed.
Prior to Submittal for Building Permit

66. A completed Electric Load Sheet and a full set of plans must be included with all building permit applications involving electrical work. The load sheet must be included with the preliminary submittal.

67. Location of the electric panel/switchboard shall be shown on the site plan and approved by the ARB and Utilities Department.

68. All utility meters, lines, transformers, backflow preventers, and any other required equipment shall be shown on the landscape and irrigation plans and shall show that no conflict will occur between the utilities and landscape materials. In addition, all aboveground equipment shall be screened in a manner that is consistent with the building design and setback requirements.

69. The customer is responsible for sizing the service conductors and other required equipment according to the National Electric Code requirements and the City standards. Utilities Rule & Regulation #18.

70. Any additional facilities and services requested by the Applicant that are beyond what the utility deems standard facilities will be subject to Special Facilities charges. The Special Facilities charges include the cost of installing the additional facilities as well as the cost of ownership. Utilities Rule & Regulation #20.

Prior to Issuance of Building Permit

71. The applicant shall comply with all the Electric Utility Engineering Department service requirements noted during plan review.

During Construction

72. Contractors and developers shall obtain a street opening permit from the Department of Public Works before digging in the street right-of-way. This includes sidewalks, driveways and planter strips.

73. At least 48 hours prior to starting any excavation, the customer must call Underground Service Alert (USA) at 1-800-227-2600 to have existing underground utilities located and marked. The areas to be checked by USA shall be delineated with white
paint. All USA markings shall be removed by the customer or contractor when construction is complete.

After Construction & Prior to Finalization

74. The customer shall provide as-built drawings showing the location of all switchboards, conduits (number and size), conductors (number and size), splice boxes, vaults and switch/transformer pads.

Prior to Issuance of Building Occupancy Permit

75. All required inspections have been completed and approved by both the Building Inspection Division and the Electrical Underground Inspector.

76. All fees must be paid.

77. All Special Facilities contracts or other agreements need to be signed by the City and applicant.

UTILITIES – WATER, GAS, WASTEWATER

Prior to Submittal for Building Permit

78. The plans show patio areas alongside building D encroaching into the public utilities easement. The plans show decorative concrete and retaining wall structures in these areas over the existing utility mains. No structures can be installed over the existing utilities nor can decorative concrete pavements be used unless an agreement is entered into prior to installation where PAMF is responsible for the restoration of the decorative concrete if the City needs to repair the utilities. Additionally, no trees are allowed to be planted over the existing utilities, bushes are ok.

79. 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 g.p.m., gas in b.t.u.p.h, and sewer in g.p.d.).

80. 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.

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.

Prior to Issuance of Building Permit

82. For contractor installed water and wastewater mains or services, the applicant shall submit to the WGW engineering section of the Utilities Department four copies of the installation of water and wastewater utilities off-site improvement plans in accordance with the utilities department design criteria. All utility work within the public right-of-way shall be clearly shown on the plans that are prepared, signed and stamped by a registered civil engineer. The contractor shall also submit a complete schedule of work, method of construction and the manufacture's literature on the materials to be used for approval by the utilities engineering section. The applicant's contractor will not be allowed to begin work until the submittals have been approved by the water, gas and wastewater engineering section.

83. The applicant shall pay the connection fees associated with the installation of the new utility service/s to be installed by the City of Palo Alto Utilities. The approved relocation of services, meters, hydrants, or other facilities will be performed at the cost of the person/entity requesting the relocation.

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

85. A separate water meter and backflow preventer shall be installed to irrigate the approved landscape plan. Show the location of the irrigation meter on the plans. This meter shall be designated as an irrigation account and no other water service will be billed on the account. The irrigation and landscape plans submitted with the application for a grading or building permit shall conform to the City of Palo Alto water efficiency standards.

86. 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.

87. A new water service line installation for irrigation usage is required. Show the location of the new water service and meter on the plans.

88. A new water service line installation for fire system usage is required. Show the location of the new water service on the plans. The applicant shall provide to the engineering department a copy of the plans for fire system including all fire department's requirements.

89. An approved reduce pressure principle assembly (RPPA backflow preventer device) shall be installed 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. Show the location of the RPPA on the plans. Inspection by the utilities cross connection inspector is required for the supply pipe between the meter and the assembly.

90. An approved detector check valve shall be installed for the existing or new water connections for the fire system to comply with requirements of California administrative code, title 17, sections 7583 through 7605 inclusive. Double check detector check valves shall be installed on the owner's property adjacent to the property line. Show the location of the detector check assembly on the plans. Inspection by the utilities cross connection inspector is required for the supply pipe between the City connection and the assembly.

91. A new gas service line installation is required. Show the new gas meter location on the plans. The gas meter location must conform to utilities standard details.

92. A new sewer lateral installation per lot is required. Show the location of the new sewer lateral on the plans

During Construction

93. The contractor shall contact underground service alert (800)
227-2600 one week in advance of starting excavation to provide for marking of underground utilities.

94. The applicant shall provide protection for utility lines subject to damage. Utility lines within a pit or trench shall be adequately supported. All exposed water, gas, and sewer lines shall be inspected by the WGW Utilities Inspector prior to backfilling.

95. The contractor shall maintain 12" clear, above and below, from the existing utilities to new underground facilities. The applicant shall be responsible for relocating the existing utility mains and/or services as necessary to accommodate new storm drains, with the prior approval of the Utility Department. This responsibility includes all costs associated with the design and construction for the relocation of the utility mains and/or services. Sanitary sewer laterals will need to be replaced for the full length of the lateral (if possible) per the Utility Standards. Sanitary sewer mains cannot be replaced.

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

97. Utility service connections will be installed between 30 and 40 days following receipt of full payment. Large developments must allow sufficient lead time (6 weeks minimum) for utility construction performed by the City of Palo Alto Utilities.

98. All utility work shall be inspected and approved by the WGW utilities inspector. Inspection costs shall be paid by the applicant’s contractor. Schedule WGW utilities inspections at 650/566-4504 five working days before start of construction.

99. The applicant’s contractor shall immediately notify the Utilities Department (650) 496-6982 or 650/329-2413 if the existing water or gas mains are disturbed or damaged.

100. All backflow preventer devices shall be approved by the WGW engineering division, inspected by the utilities cross connection inspector and tested by a licensed tester prior to activation of the water service.

101. No water valves or other facilities owned by Utilities Department shall be operated for any purpose by the applicant’s contractor. All required operation will only be
performed by authorized utilities department personnel. The applicant’s contractor shall notify the Utilities Department not less than forty-eight (48) hours in advance of the time that such operation is required.

102. The contractor shall not disconnect any part of the existing water main except by expressed permission of the utilities chief inspector and shall submit a schedule of the estimated shutdown time to obtain said permission.

103. The water main shall not be turned on until the service installation and the performance of chlorination and bacteriological testing have been completed. The contractor’s testing method shall be in conformance with ANSI/AWWA C651-latest edition.

104. All improvements to the gas system will be performed by the City of Palo Alto Utilities.

105. All customer gas piping shall be inspected and approved by the building inspection division before gas service is instituted. Gas meters will be installed within five working days after the building piping passes final inspection and the building inspection division sends the set tag to the Utilities Department provided that the customer’s piping conforms to the Utility Standards.

106. Changes from the utility standards or approved submittals will require new submittals, as specified above, showing the changes. The new submittals must be approved by the utilities engineering section before making any change.

PUBLIC WORKS - OPERATIONS

107. Provide information regarding trash and recycling areas for the campus.

TRANSPORTATION

108. The 1995 DEIR identified a project impact and mitigation for the ECR/Page Mill intersection (including impacts from Building D). The mitigation was identified as a 6% share of the cost of the proposed improvement (pIV.B-82). Only a conceptual level cost estimate was made at that time. The actual amount would be payable when the City begins its planning for construction of the improvement project. This has not occurred yet, nor is a better cost estimate yet available.
Prior to Issuance of Building Permit – Additional Review by Planning Transportation Division

109. Parking structure stall and layout dimensions shall be reviewed by the Planning Transportation Division.

110. The Transportation Division requires a drawing showing the City’s construction plan for the Homer undercrossing and its connection to the bike path overlaid with the Building D plans, to insure that there are no conflicts in this area. Additionally, the impact of construction of this building on the bike path and tunnel, and vice versa, needs to be evaluated. Construction of this building should not be permitted to close either the bike path or the tunnel access.

111. Bicycle parking quantity, type and locations need to be looked at carefully. Bike parking is required for patients and visitors (Class III, on grade near the main entrance) and staff and employees (Class I in a reasonably proximate location). Racks and lockers must be of a make and model acceptable to the Transportation Division.

112. Where Building D is immediately adjacent to the City’s bike path, appropriate lighting must be provided to mitigate the loss of other lighting that now falls on the path.

113. Traffic exiting the above grade levels of the parking structure and surface exits onto Urban Lane must have good visibility of oncoming traffic. Thus, shrubs must not exceed 2-1/2 feet natural growth height next to these exits, particularly where they cross sidewalks, nor may any other obstacle or wall be over 3 feet high in these areas.

114. Submit a plan to describe how PAMF shall direct patients and visitors to access Building D by car and on foot.

SECTION 9. Term of Approval. If the Conditional Use Permit granted is not used within one year of the date of council approval, it shall become null and void, pursuant to by Palo Alto Municipal Code Section 18.90.080(c)

PASSED:

AYES:
NOES:

ABSENT:

ABSTENTIONS:

ATTEST:      APPROVED:

_________________________  ____________________________
City Clerk     Director of Planning and
Community Environment

APPROVED AS TO FORM:

___________________________
Senior Asst. City Attorney