

Presentations from the

August 20, 2018

City Council Meeting

REDUCING GUN VIOLENCE

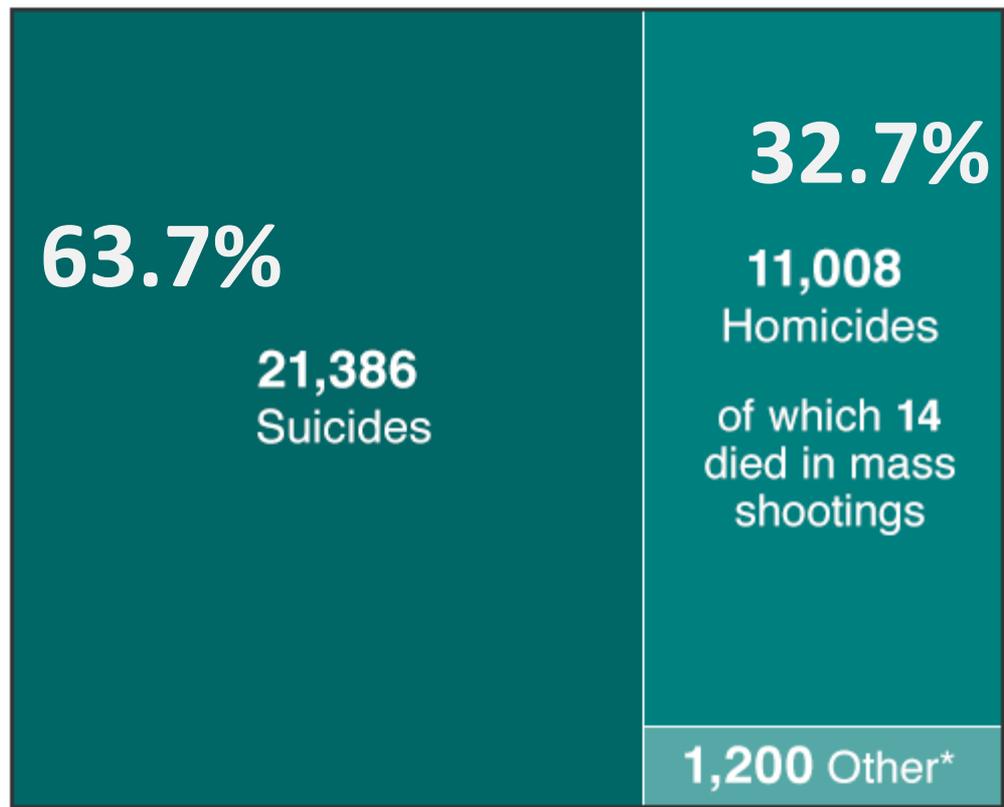
IS THERE A SIMPLE SOLUTION?

CAN PALO ALTO BE THE MODEL CITY?

Vijay Ramakrishnan
Palo Alto, CA
August 20, 2018

Mass Shootings Account for a Tiny Portion of All Gun Deaths

Of the total **33,594** who died in 2014 there were...



*Other includes accidental deaths and war casualties

Source: CDC/Mother Jones. All figures 2014



CONSEQUENCES OF TEMPORARILY NOT HAVING A GUN AT HAND?

- One gun
- Could we prevent One suicide per year?
- Could we prevent One homicide per year?

TRANSLATING TO BAY AREA



CONSEQUENCES OF TEMPORARILY NOT HAVING A GUN AT HAND?

- 100 guns
- 100 suicides prevented
- 100 homicides prevented

SCENARIOS: WHEN THIS MATTERS?

Seasonal mood swings

Subclinical depression

“I know my kid is taking drugs.....not safe to have a gun at home”

“I have toddlers at home.....”

PROPOSAL: GUN LOCKER ROOM

“At will” —not a rule, not a law

Deposit at:

- 1. Police Department**
- 2. Fire Stations (possibly)**

Free of charge

No time limits—deposit or withdraw when you want

Guns, Hunting Rifles

Bay Delta Water Quality Control Plan Update

Palo Alto City Council
August 20, 2018



Overview

- Palo Alto's Water Supply and Projects
- BAWSCA Role in Water Matters
- What is the Bay Delta Water Quality Control Plan?
- Drought Planning and Impacts of Bay Delta Water Quality Control Plan
- Palo Alto's position on the Draft Final Bay Delta Water Quality Control Plan
- Proposed Path Forward
- Conclusions
- Possible Council Action

Palo Alto's Water Supply

- 100% potable water supplies from San Francisco Public Utilities Commission (SFPUC) Regional Water System (RWS)
 - 85% Tuolumne River, 15% local reservoirs
- Recycled water used at some City facilities including Greer Park and Municipal Golf Course
- 8 emergency water wells

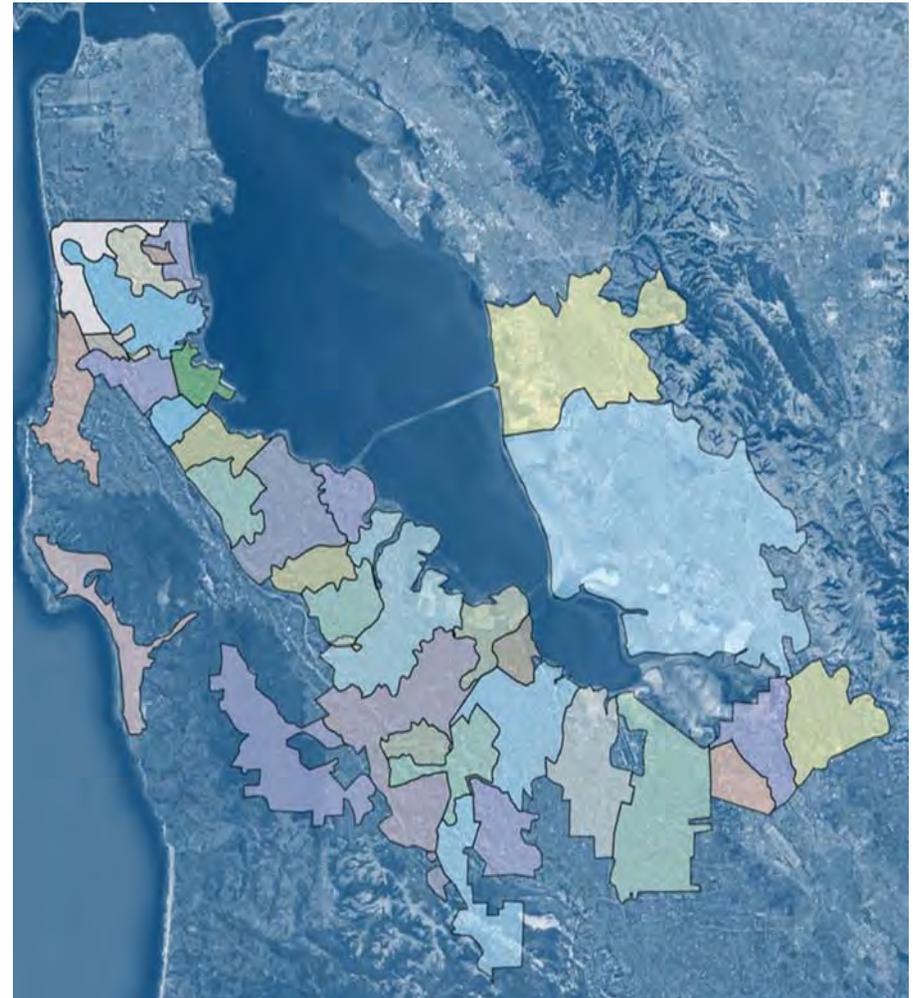
Palo Alto-Specific Water Supply Diversification Projects

- Northwest County Recycled Water Strategic Plan (currently underway)
 - Evaluate non-potable pipeline to Stanford Research Park
 - Evaluate other alternatives for water reuse (potable and non-potable)
- Water Integrated Resources Plan
 - Develop short-term and long-term water portfolio alternatives
 - Potable and non-potable and non-traditional sources like stormwater and on-site reuse

What is BAWSCA's Role in Water Matters?

Special District formed in 2003 to represent the interests of :

- 26 water suppliers in San Mateo, Santa Clara, and Alameda Counties
- 1.8 million residents and over 40,000 businesses, and countless community organizations
- All rely on the San Francisco (Hetch Hetchy) Regional Water System



BAWSCA Authorized to Take Necessary Actions to Ensure a Reliable Water Supply for the Region

- Results delivered by BAWSCA for water customers include:
 - Negotiated a new 25-year Water Supply Agreement between SF and BAWSCA agencies in 2009
 - \$62 million saved for member agencies over next 21 years by issuing bonds to prepay capital debt they owed to SF
 - Continuous monitoring of SFPUC's capital plans
 - \$4.8 billion Water System Improvement Program
 - \$1.8 billion 10-year Capital Improvement Program
 - Assist in the implementation of water conservation and water recycling programs
 - New emergency operations and communications plans with SFPUC
 - Implementing a long-term reliable water supply strategy to ensure that water supply needs for the BAWSCA members will be met in times of drought and in the future

What is the Bay Delta Plan?

- Updates two elements of 2006 Bay Delta Plan
 - San Joaquin River flow objectives to protect fish and wildlife
 - Southern Delta salinity objectives
- Palo Alto and all other BAWSCA agencies submitted comments identifying potential significant impacts of proposed action
- Draft Final Bay Delta Plan released July 6
 - 40% of unimpaired flow for Lower Tuolumne River from Feb-June
 - Non-flow measures referenced, but not specified
 - Includes framework for voluntary agreements but unimpaired flow not less than 30%

Drought Planning

- State-mandated Urban Water Management Plans (UWMP)
 - Used to require plan for minimum 3 dry years
 - Now require plan for minimum 5 dry years
- SFPUC manages RWS for 8.5-year design drought
 - Millions of people and business rely on RWS
 - Climate change is causing more frequent and more severe droughts
 - It is not possible to predict when a drought will end until it actually ends
 - Australia experienced a 15-year drought (1996-2010)

Potential Impacts of State's Proposal on San Francisco Regional Water System

- 20-30% water use reduction required at recent “drought” water demand
- 40-50% water use reduction required at normal or contract level water demands
- The number of dry year shortages would double or triple

Rationing Implications

UWMP Water Shortage Contingency Plan

- Bay Delta Plan 40% rationing: Stage IV
 - No new water service connections unless customer pays for off-setting conservation
 - Ornamental landscape and turf irrigation prohibited
 - Washing vehicles at home prohibited
 - Increased enforcement and penalties
 - Water allocations

- Recent Drought 24% rationing: Stage II
 - Irrigation limited to 2 days per week
 - Conservation budget increased from \$400 to \$800K per year
 - Hired 0.5 FTE Water Waste
 - Parks, other community spaces and the urban canopy degraded

Palo Alto's Position on the Draft Final Bay Delta Plan

- Supports Plan objectives
 - Tuolumne River is currently unsustainable
- Draft Final Plan Does Not Adequately Address
 - Impact of increased reliance on groundwater, surface water supplies and other imported water
 - Realistic achievable conservation
 - Impact of severe water use reduction on Bay Area economy and public health

Proposed Path Forward

- There is significant support for Settlement Process
 - The Governor’s Office
 - California Department of Fish and Wildlife
 - California Natural Resources Agency
 - Association of California Water Agencies
 - California Department of Water Resources
 - All 26 BAWSCA agencies
 - The San Francisco Public Utilities Commission
 - The Santa Clara Valley Water District
- A voluntary, negotiated settlement agreement
 - Avoids litigation
 - River issues will be addressed faster

Conclusions

- The importance of the Bay Delta Plan objectives is undisputed
- The SWRCB's Bay Delta Plan has significant impacts on Palo Alto's water supply
- A settlement agreement is superior to a regulatory solution that will only end in non-productive litigation

Possible Council Actions

- No action is required by Council
 - SWRCB has delayed decision to allow time for settlement
- Council could adopt the proposed resolution supporting the Bay Delta Plan objectives and a voluntary negotiated settlement process
- Individual Council members may attend August 28 public meeting at SFPUC to hear full discussion of issues
- Council request for more information or study session

620 Emerson Ave

August 20, 2018



Project Overview

ARB Application

- Demolish existing florist building
- Construct ~4,000 SF restaurant space (Nobu expansion)
- Sidewalk improvements
- Roof garden
- Removes three (3) onsite parking spaces
- Requests participation in Downtown in-lieu parking program (5 spaces)
- Two street trees within planter boxes

Timeline

ARB Hearings

- 2/1/2018
- 4/5/2018
- 5/3/2018 - ARB subcommittee

Appeal Filed

- 4/27/2018

City Council Consent Calendar

- 6/4/2018

Appeal Statement

- Parking Concerns
 - removing 3 on-site spaces
 - use of in-lieu parking spaces
 - Proposal never addressed other options (lifts or underground parking)
- Traffic and Circulation
 - Increased traffic congestion
- Loading
 - Existing on-site parking serves as loading space
- Restroom Facilities
 - enforcement

In-lieu Parking

- PAMC 18.18.090 (d) In-lieu Parking Provisions

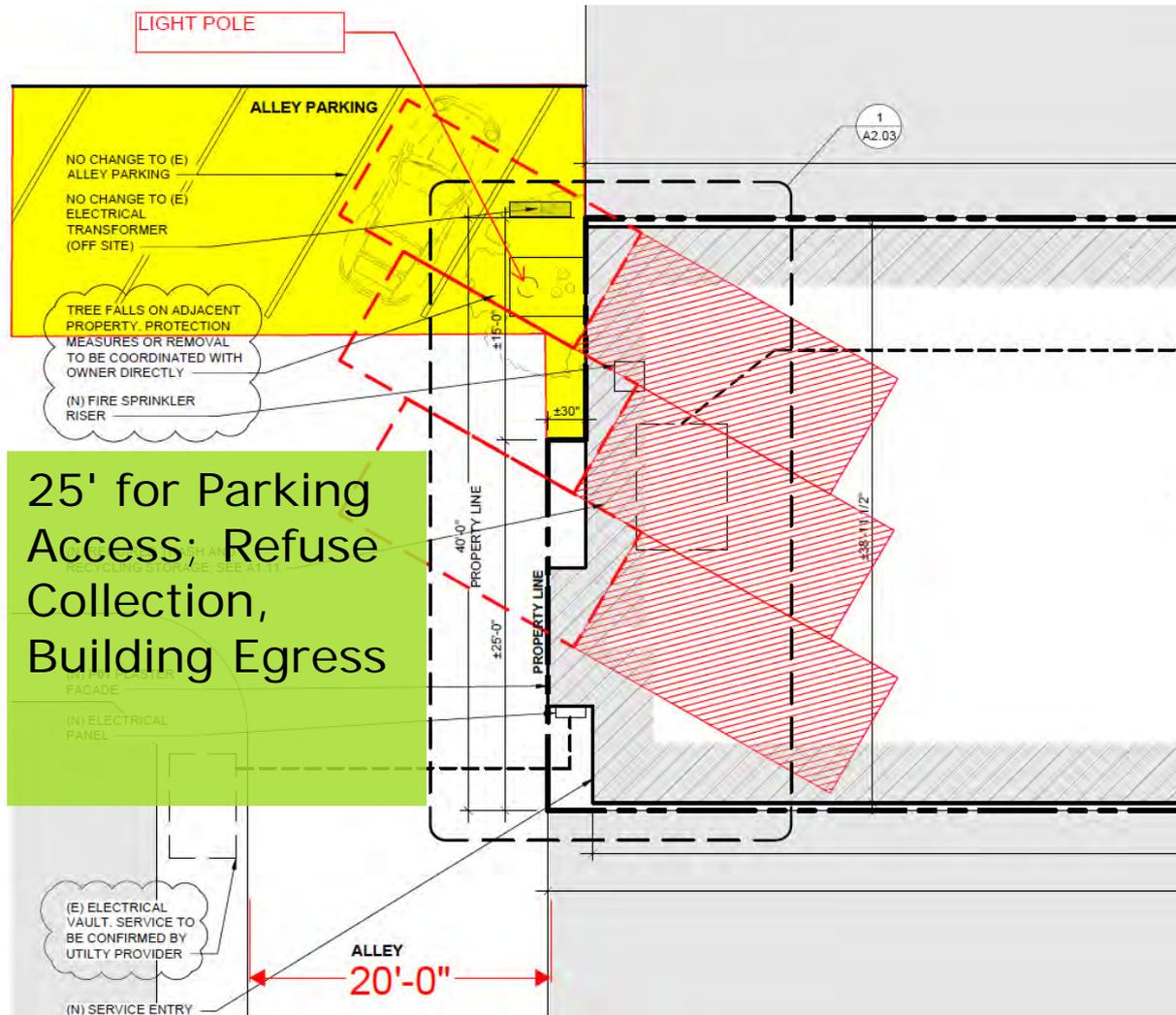
The new building is eligible to participate in the in-lieu parking program as it meets the following criteria as determined by the Director of Planning.

(2) The site area is less than 10,000 square feet, but of such an unusual configuration that it would not be physically feasible to provide the required on-site parking

Alley Way Conditions

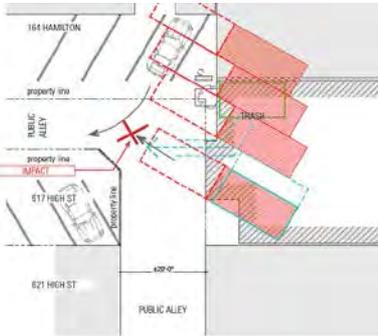


On-site Parking Analysis

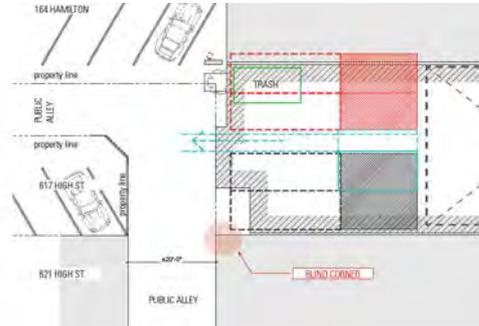


Parking

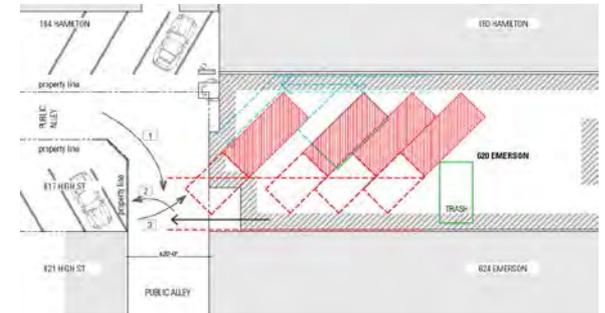
Other Parking Scenarios Analyzed



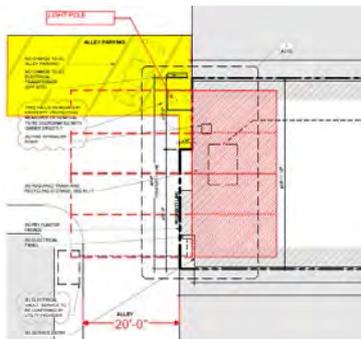
60° Parking



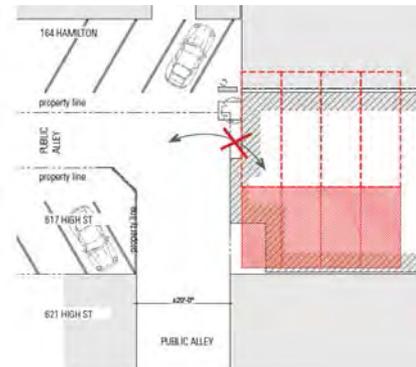
90° Parking with Egress



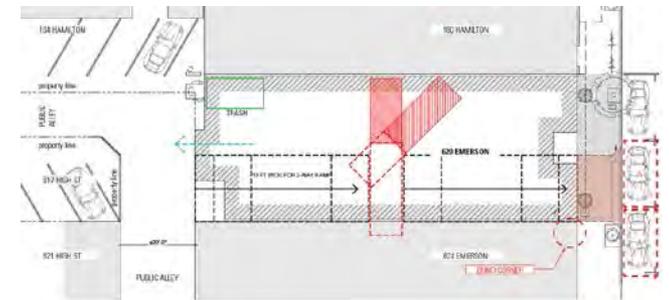
45° Parking



90° Degree Parking



Alternative 90° Degree Parking



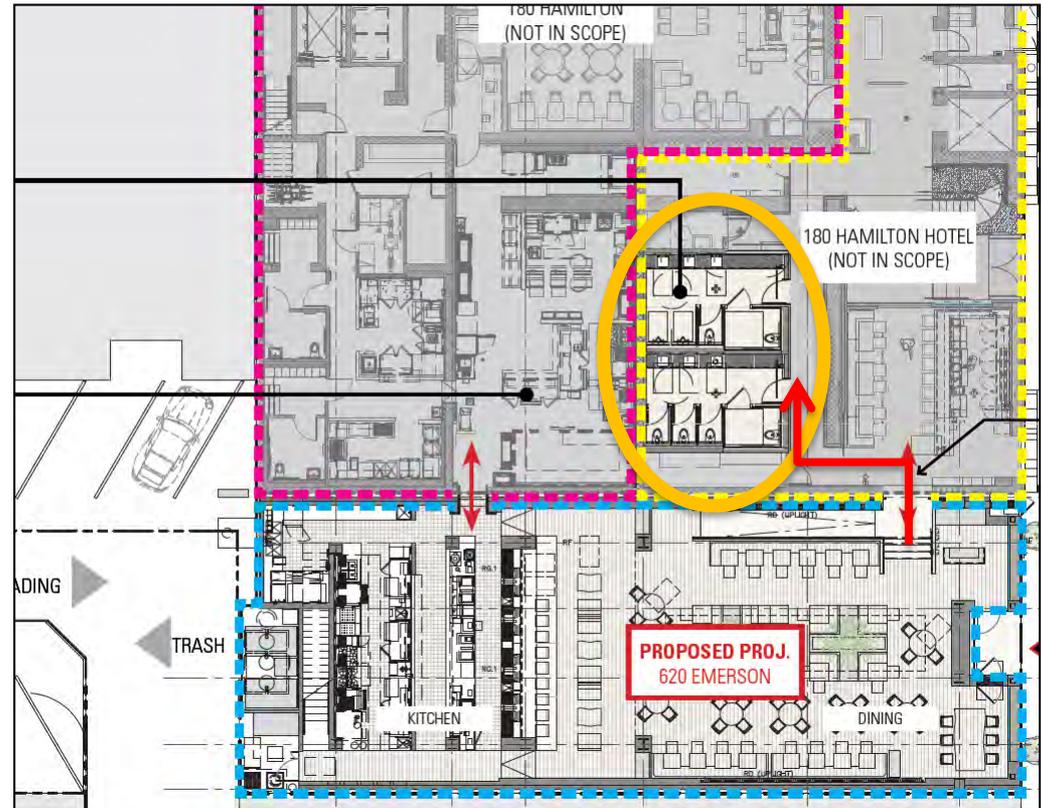
Underground Parking

Traffic and Loading

- Traffic
 - Office of Transportation determined the net new trip generation rate for this project would be less than 50 trips, therefore, a traffic report was not required.
- Loading Zone
 - PAMC 18.52.040 Minimum Off-Street Loading Requirements
 - Eating and Drinking Services: 0 – 4,999 sf requires no loading spaces

Restrooms

- Restrooms are provided in the adjacent hotel with access via an internal passage way
- Conditions of approval require on-site bathrooms should the internal access be terminated



Recommendation

Staff recommends the Council take the following action(s):

- Adopt the attached Record of Land Use Action, thereby denying the appeal, upholding the Director's approval of an Architectural Review application
- Find that the proposed project is exempt from review under the California Environmental Quality Act

620 Emerson Ave
August 16, 2018



NOBU PA 620

NEW RESTAURANT - CITY COUNCIL PRESENTATION

620 EMERSON ST.
PALO ALTO, CA 94301

08.20.2018

NOBU

MONTALBA ARCHITECTS INC



OPERATIONS OVERVIEW

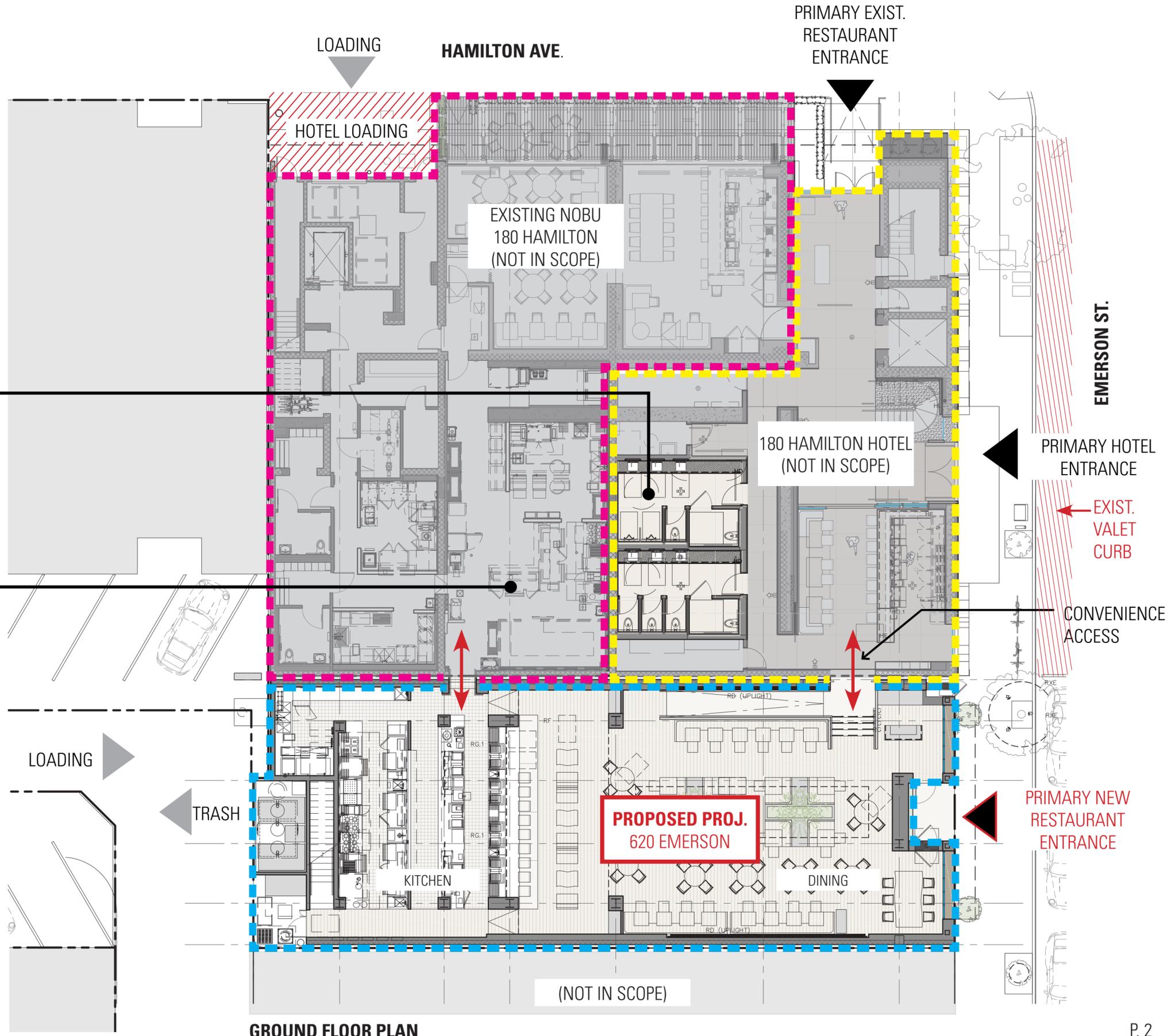
NEW NOBU (BLUE) -
DESTINATION RESTAURANT

EXISTING NOBU (PINK) -
SMALLER RESTAURANT SERVING HOTEL

NOBU EPIPHANY HOTEL (YELLOW) - LOBBY,
LOUNGE, RESTROOMS AND RECEPTION

SHARED RESTROOMS:
SHARED OPERATION
BETWEEN 620 EMERSON
NOBU AND 180 HAMILTON
HOTEL (ALLOWED PER
PROPERTY LINE OPENINGS
AGREEMENT WITH CITY)

KITCHEN:
SHARED OPERATION
BETWEEN 620 EMERSON
NOBU AND EXISTING 180
HAMILTON NOBU
(ALLOWED PER PROPERTY
LINE OPENINGS
AGREEMENT WITH CITY)



GROUND FLOOR PLAN

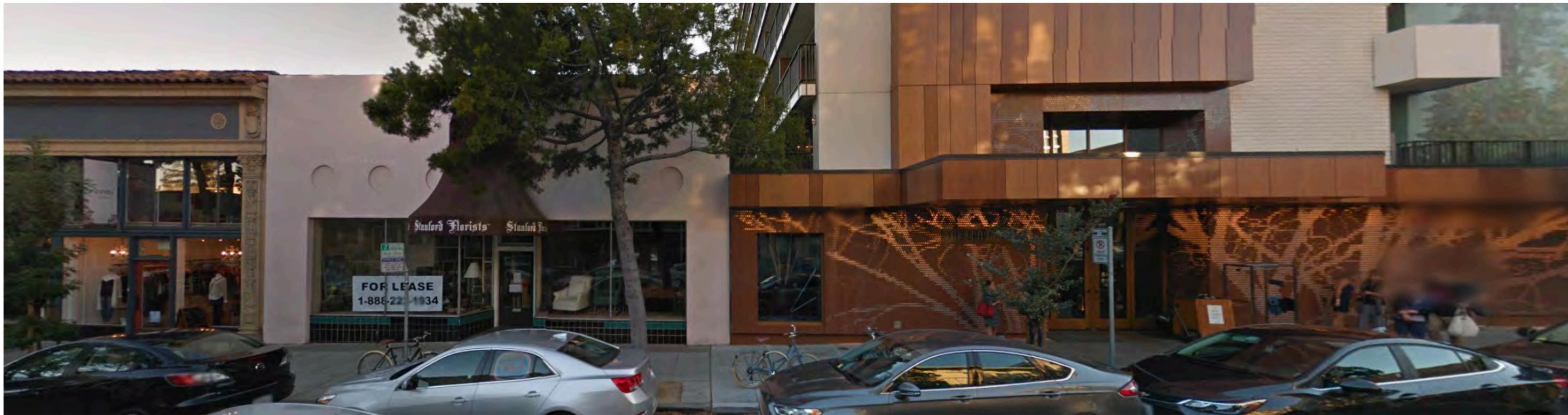
EXISTING BUILDING, WITHIN METROPOLITAN CENTER



EMERSON STREET FACADE



REAR ALLEY



FRONT FACADE VIEW OF 620 EMERSON STREET AND ADJACENT HOTEL AT 180 HAMILTON (NOBU HOTEL)

PROPOSED DESIGN VISION - MODERN YET TIMELESS MATERIALS, PEDESTRIAN FRIENDLY

AT GLAZING LOCATIONS FACADE HAS BEEN SET BACK TO ALLOW FOR **INTEGRATED TEAK AND BRONZE BENCHES FOR PEDESTRIAN FRIENDLY ADDITION**

FIXED BRONZE PLANTER INTRODUCED TO ENTRY PORTAL **CREATING A MORE INVITING ENTRY EXPERIENCE**



FRONT FACADE VIEW OF 620 EMERSON STREET

MATERIAL RICH ENTRYWAY

AT GLAZING LOCATIONS FACADE HAS BEEN SET BACK TO ALLOW FOR **INTEGRATED TEAK AND BRONZE BENCHES FOR PEDESTRIAN FRIENDLY ADDITION**

FIXED BRONZE PLANTER INTRODUCED TO ENTRY PORTAL **CREATING AN INVITING ENTRY EXPERIENCE**

TEAK ENTRY DOOR WITH VIEWING WINDOW TO DRAW PEDESTRIANS IN FROM SIDEWALK APPROACH



FRONT FACADE VIEW OF 620 EMERSON STREET

MATERIAL RICH ENTRYWAY



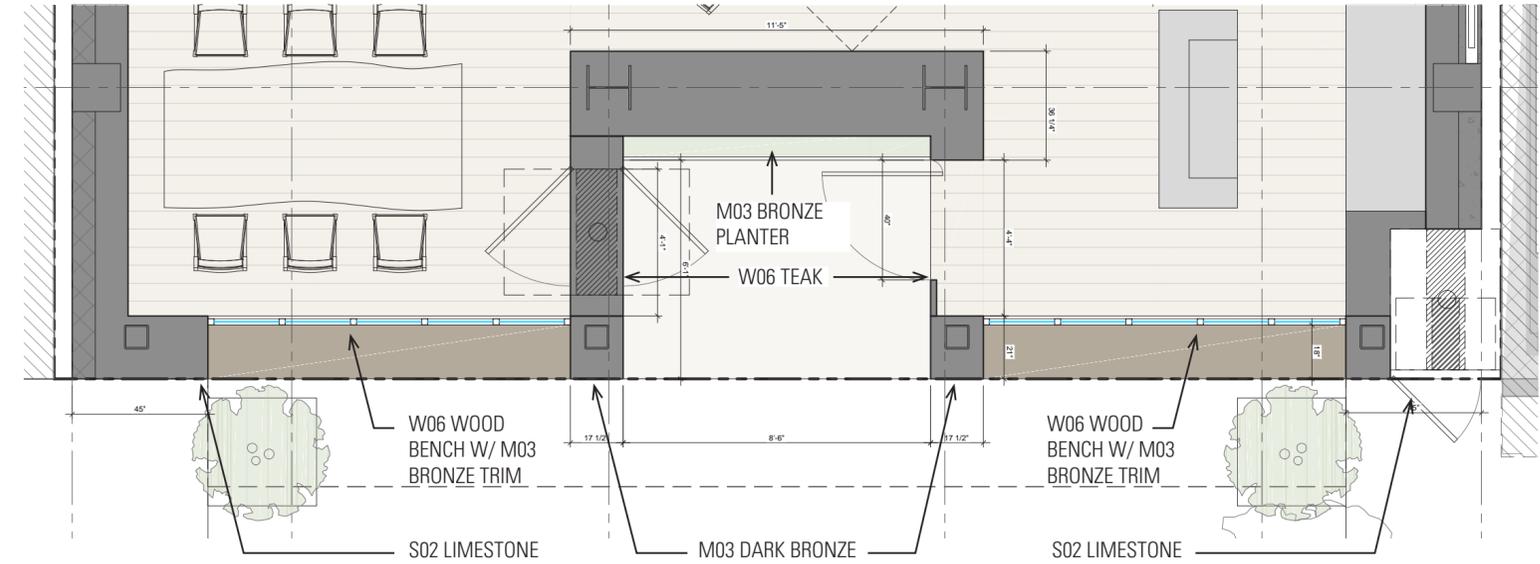
FRONT FACADE VIEW OF 620 EMERSON STREET

FRONT FACADE - ENTRYWAY

Use of a material rich entryway draws interest towards pedestrian access areas.

Entry area features a **flamed limestone floor**, **pinstripe chiseled limestone back wall**, **teak wood entry door** and **bronze clad columns**.

This **new pedestrian-scaled stone texture** will be **washed with light** from above, accentuating the texture, enhancing the night-time experience, and enlivening the storefront at night.



ENLARGED FLOOR PLAN AT FACADE



FRONT FACADE VIEW OF 620 EMERSON STREET

GROUND FLOOR - RELATIONSHIP TO 180 HAMILTON IMPROVEMENTS

Create a **separate and unique facade** that provides a **refreshing break** between the proportions and scale of the historic storefronts to the south but references the Hotel belt-course proportions and alignments to the north

Reference a material relationship to the Hotel facade improvements with the use of **chiseled and honed limestone finishes**. The majority of the facade being in honed limestone

Improve and enliven the street-front presence with the addition of large storefront window systems to provide transparency into the space and enliven the sidewalk experience

Introduce planters to facade wall ends and entry to energize the sidewalk character



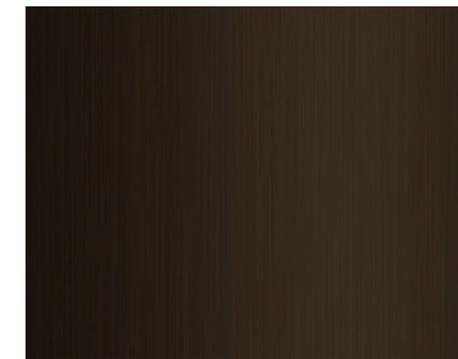
OVERALL EMERSON ST. ELEVATION

PROPOSED DESIGN VISION - MODERN, YET TIMELESS MATERIALS

FRONT FACADE - MATERIALS



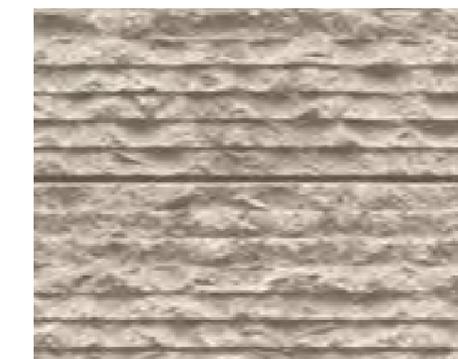
FRONT FACADE VIEW OF 620 EMERSON STREET



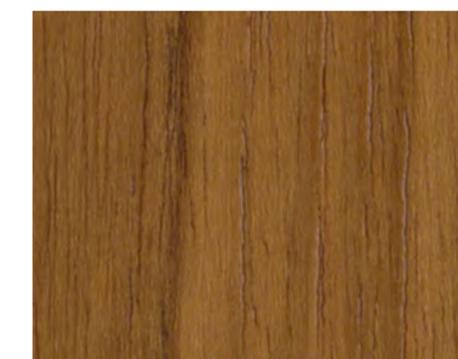
M03 DARK BRONZE
 LOCATION CANOPY BAND, COLUMNS, BENCH SUPPORT
 FINISH OIL-RUBBED AND BRUSHED



S02 LIMESTONE
 LOCATION FACADE, ENTRY RECESS FLR.
 FINISH HONED



S03 LIMESTONE
 LOCATION ENTRY PORTAL WALL
 FINISH CHISELED

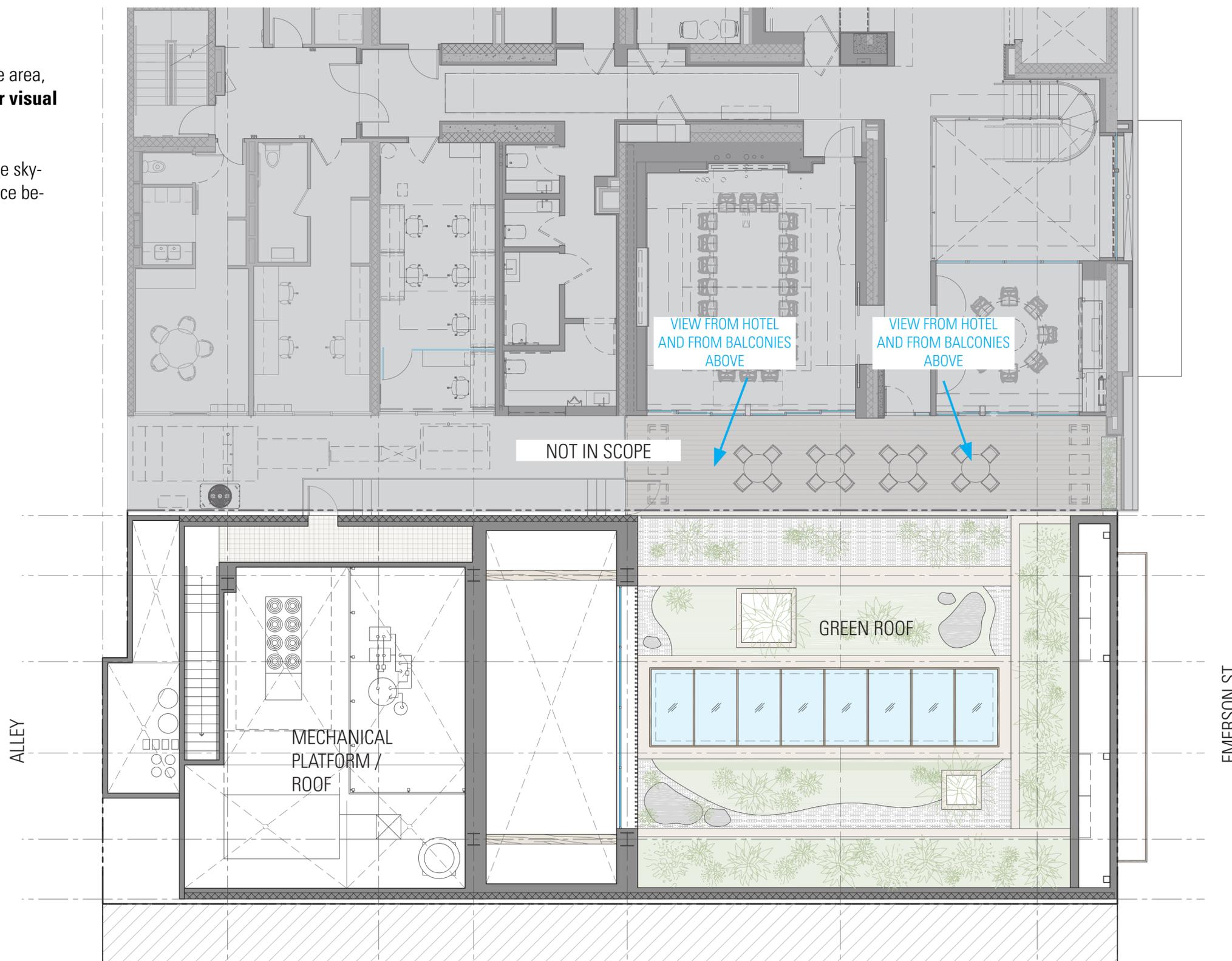


W06 TEAK
 LOCATION BENCH TOP, ENTRY DOOR AND PLANTERS
 FINISH OILED & SEALED SATIN SEALER

SECOND FLOOR - GREEN ROOF VISUAL GARDEN

The second floor of the restaurant will house a small storage area, exterior mechanical well and most notably a **green roof, for visual experience from the adjacent Hotel.**

The new green roof will be inaccessible and will have a large sky-light for bringing in natural light to the restaurant dining space below.

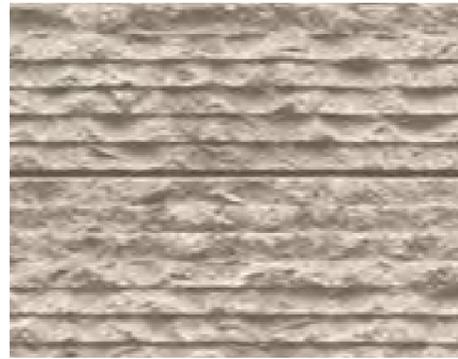


SECOND FLOOR PLAN

GREEN ROOF - MATERIALS



S02 LIMESTONE
 LOCATION FACADE, ENTRY PORTAL FLR.
 FINISH HONED



S03 LIMESTONE
 LOCATION ENTRY PORTAL WALL
 FINISH CHISELED



W06 TEAK
 LOCATION ENTRY DOOR AND PLANTERS
 FINISH OILED & 3 COATS OF CLEAR



ACER PALMATUM
 JAPANESE MAPLE



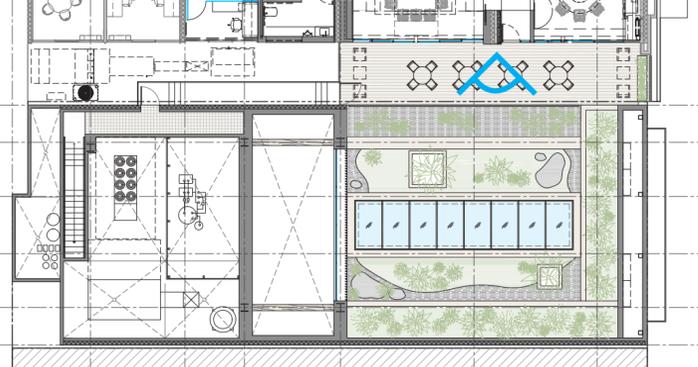
PINUS MUGO
 MUGO PINE



AZALEA MACRANTHA
 SMALL LEAFED AZALEA (TRIMMED)



GRAVEL BED



KEY PLAN

LANDSCAPING

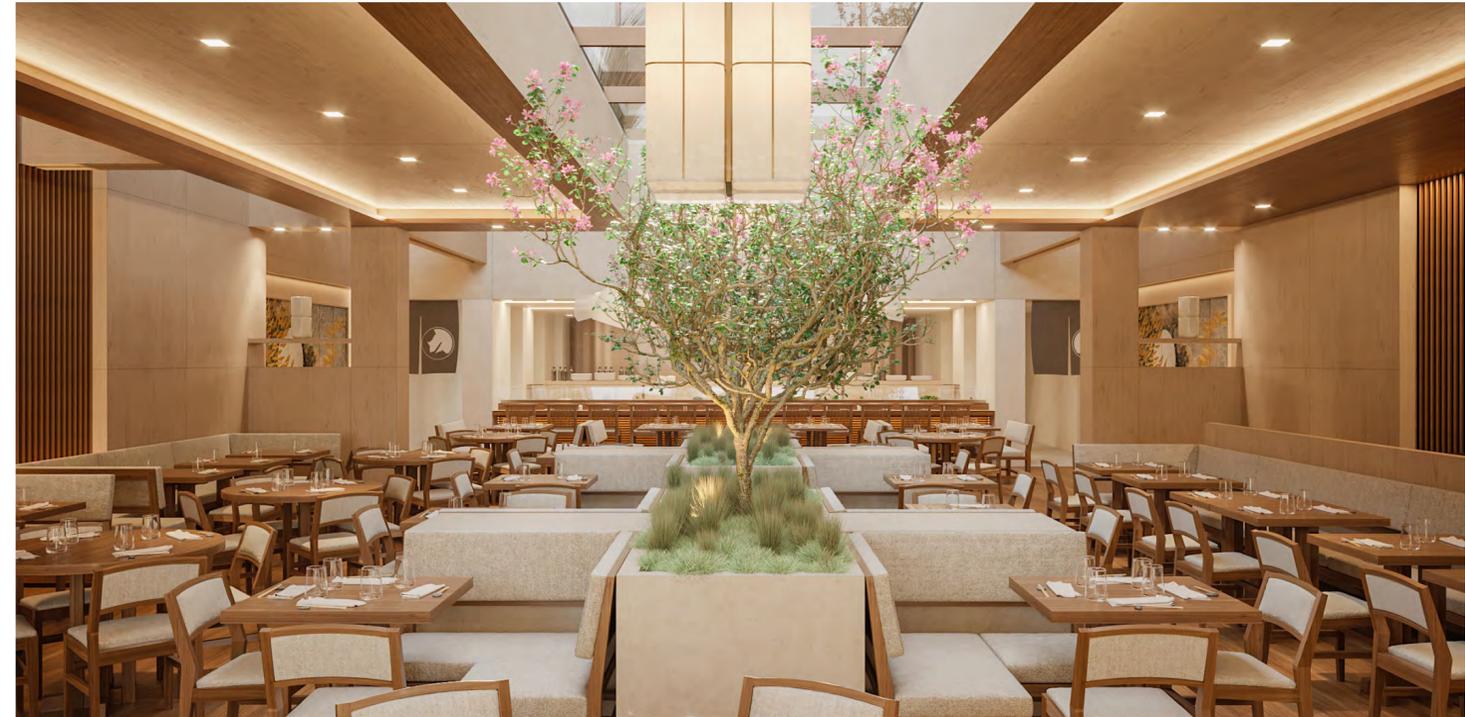
TRADITION WITH MODERN CHARACTER

PROVIDE MODERN MIX OF OLD AND NEW, TRADITION AND INNOVATION WITH A JAPANESE AESTHETIC AND INFLUENCE

CREATE DISTICTIVE, TIMELESS SPACE WITHIN THE URBAN CORE



INTERIOR DINING VIEW



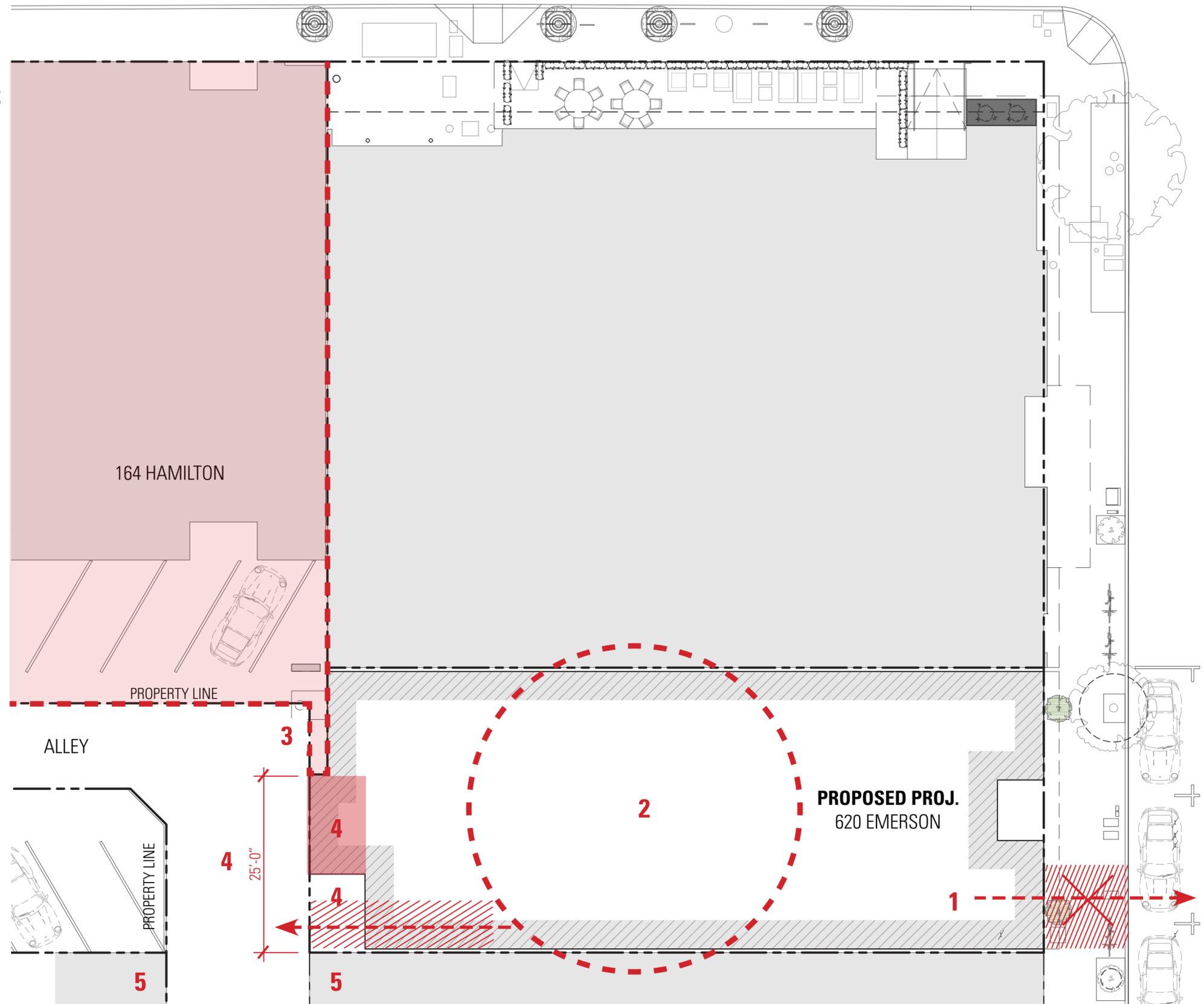
INTERIOR DINING VIEW



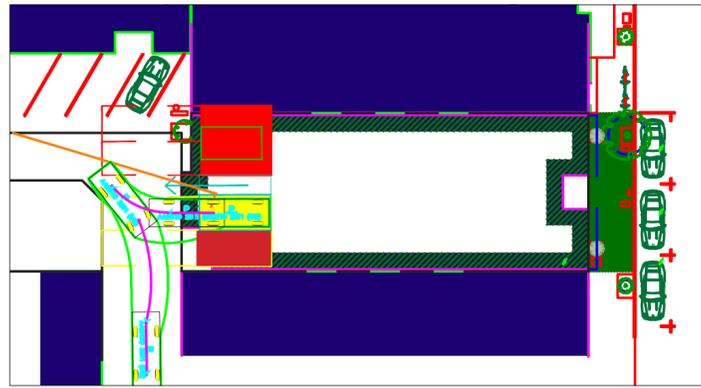
FRONT FACADE VIEW OF 620 EMERSON STREET AND ADJACENT HOTEL AT 180 HAMILTON (NOBU PA12)

SITE CONSTRAINTS

1. EMERSON STREET PARKING EXIT AND REQUIRED CURB CUT GOES AGAINST POLICIES IN DOWNTOWN URBAN DESIGN GUIDELINES AND PUTS PEDESTRIANS AT RISK
2. INTERIOR OF PROPERTY IS NOT WIDE ENOUGH FOR A CAR TO TURN AROUND
3. 164 HAMILTON PROPERTY AT REAR PASSES IN FRONT OF 620 EMERSON PROPERTY (CAN'T CROSS OTHER PROPERTIES)
4. 620 EMERSON REAR PROPERTY LINE AT ALLEY IS LIMITED IN SIZE DUE TO 164 PROPERTY OBSTRUCTION, CITY TRASH ROOM REQUIREMENTS AND EGRESS THROUGH REAR TO EXTERIOR
5. EXISTING BUILDINGS OBSTRUCT VISIBILITY



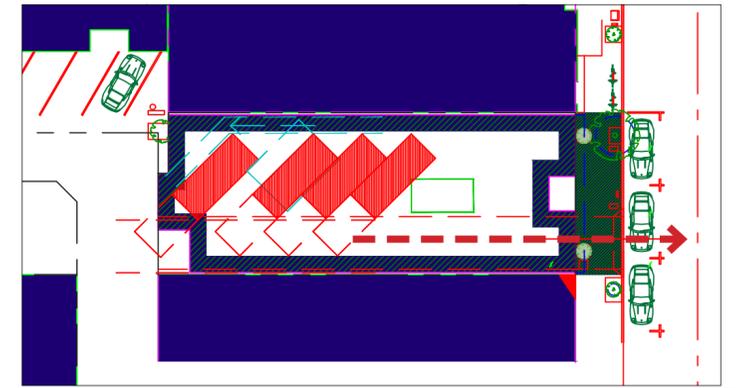
SITE PLAN



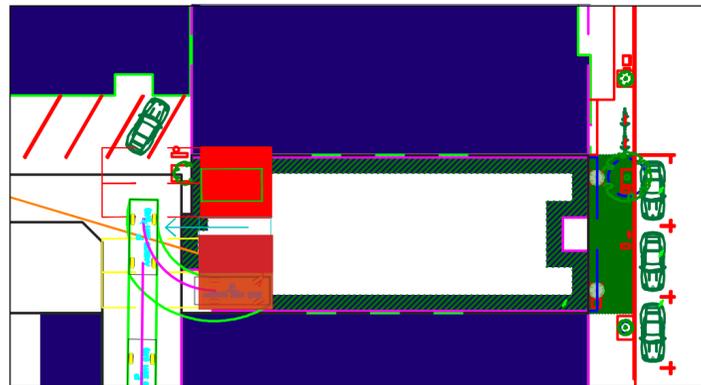
90 DEGREE OPT. 1A - ONLY (1) SPOT FEASIBLE



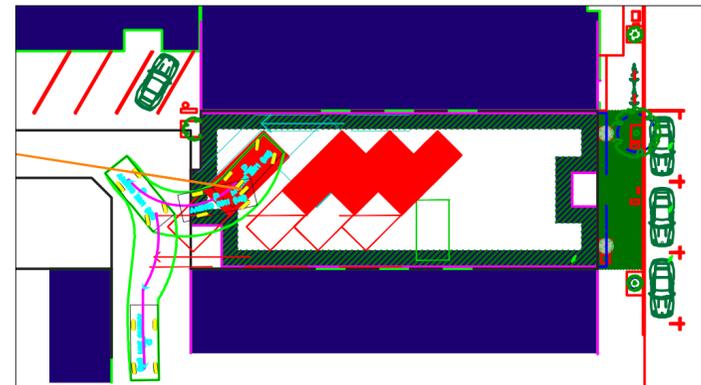
60 DEGREE - NOT POSSIBLE (164 PROPERTY)



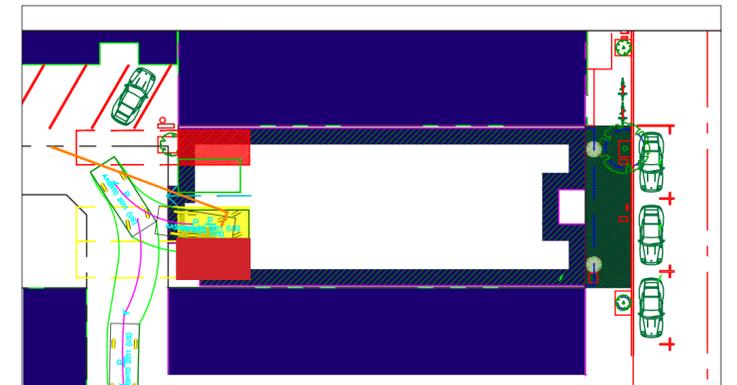
45 DEGREE (EMERSON EXIT) - NOT POSSIBLE (CURB CUT)



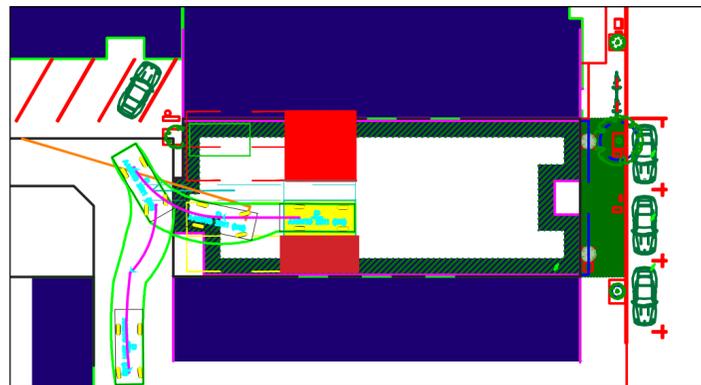
90 DEGREE OPT. 1B - NOT POSSIBLE (HITS BLDG. WALL)



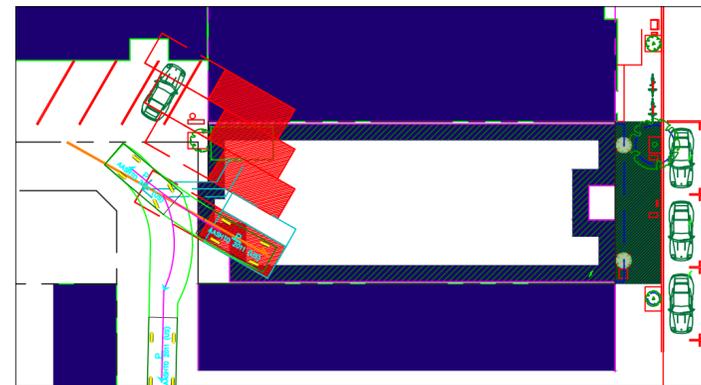
60 DEGREE (ROTATED) - NOT POSSIBLE (NO EGRESS PATH)



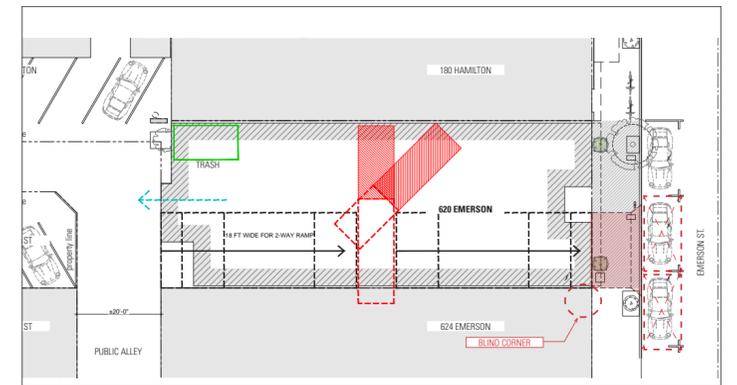
MECHANICAL LIFT - ONLY (1) SPOT FEASIBLE



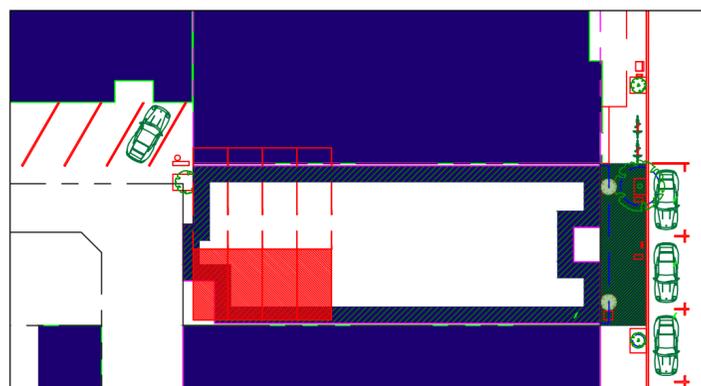
90 DEGREE OPT. 2 - ONLY (1) SPOT FEASIBLE



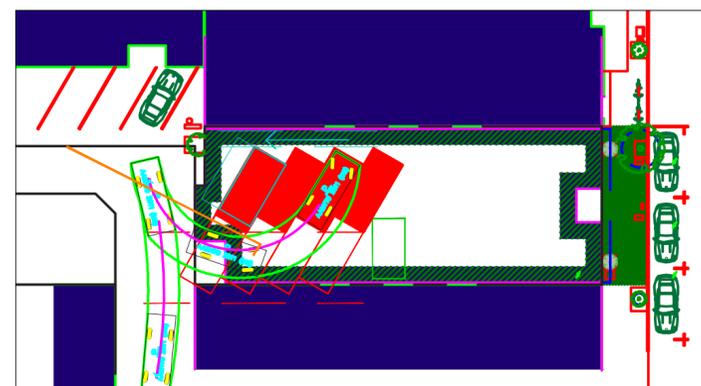
45 DEGREE - NOT POSSIBLE (164 PROPERTY)



UNDERGROUND - NOT POSSIBLE (EMERSON CURB CUT)



90 DEGREE (ROTATED) - NOT POSSIBLE (164 PROPERTY)



45 DEGREE (ROTATED) - NOT POSSIBLE (NO EGRESS PATH)

*****CITY PARKING ASSESSMENT REQUIRES (5) STALLS**

OPERATIONS OVERVIEW

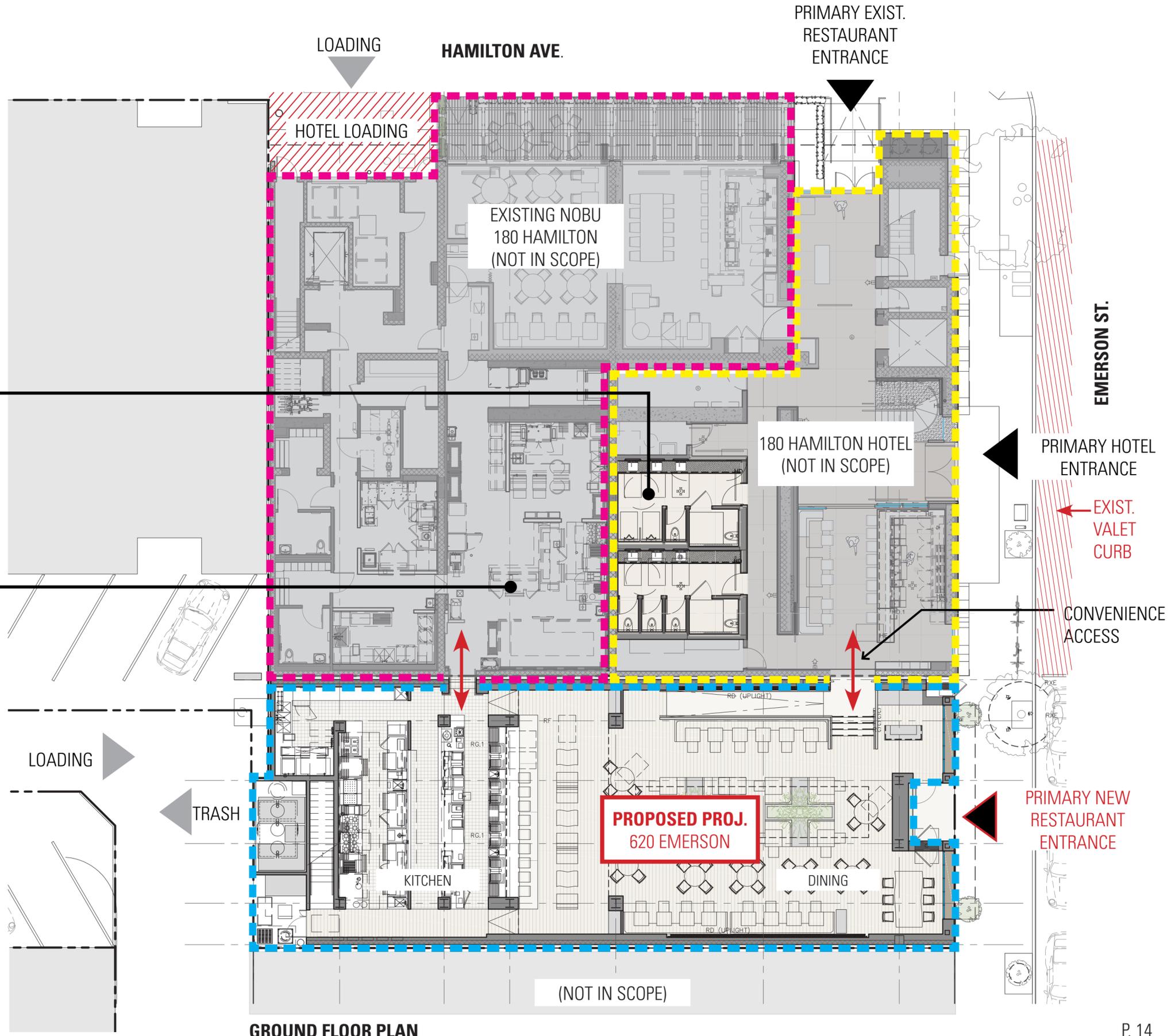
NEW NOBU (BLUE) -
DESTINATION RESTAURANT

EXISTING NOBU (PINK) -
SMALLER RESTAURANT SERVING HOTEL

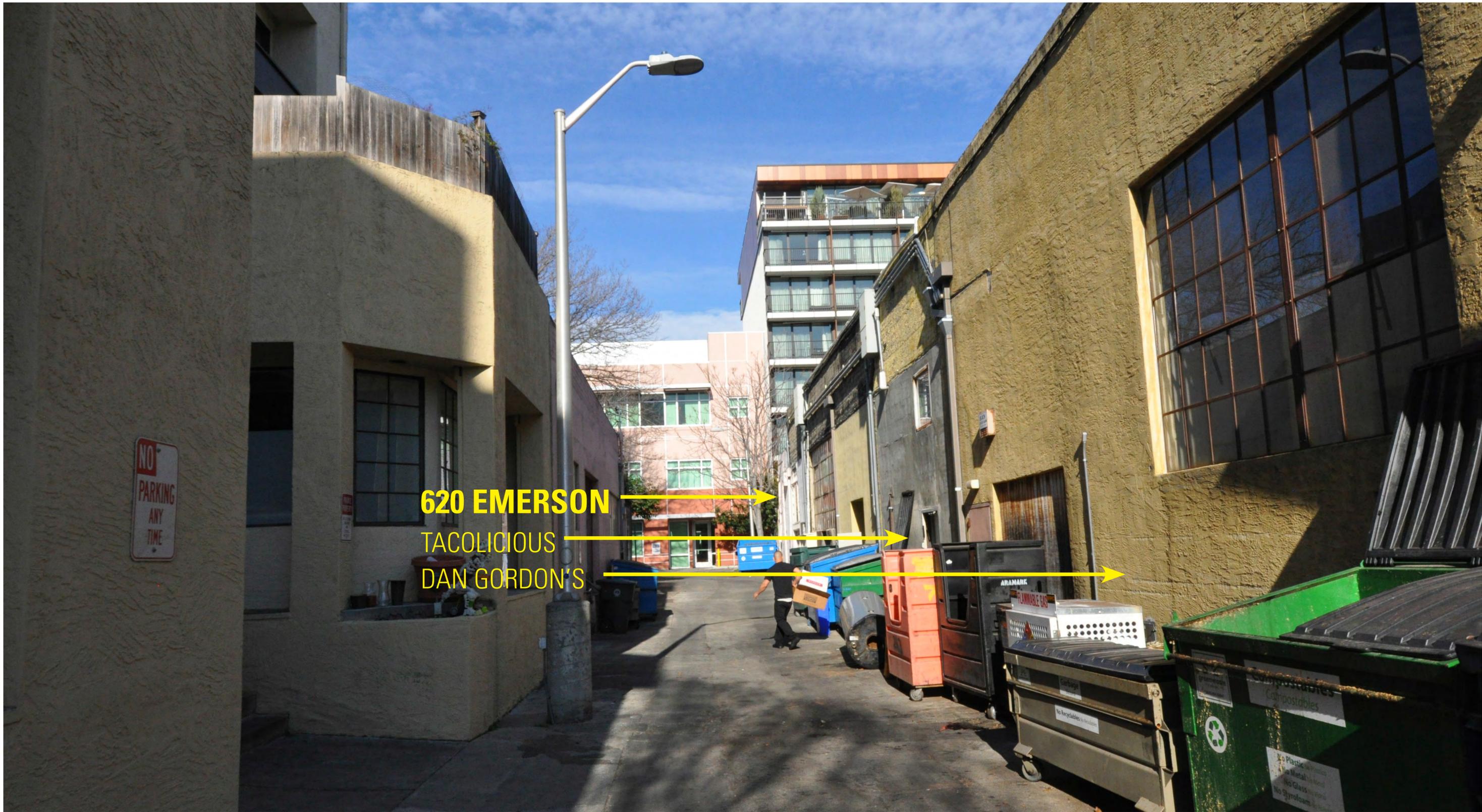
NOBU EPIPHANY HOTEL (YELLOW) - LOBBY,
LOUNGE, RESTROOMS AND RECEPTION

SHARED RESTROOMS:
SHARED OPERATION
BETWEEN 620 EMERSON
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HOTEL (ALLOWED PER
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KITCHEN:
SHARED OPERATION
BETWEEN 620 EMERSON
NOBU AND EXISTING 180
HAMILTON NOBU
(ALLOWED PER PROPERTY
LINE OPENINGS
AGREEMENT WITH CITY)



GROUND FLOOR PLAN

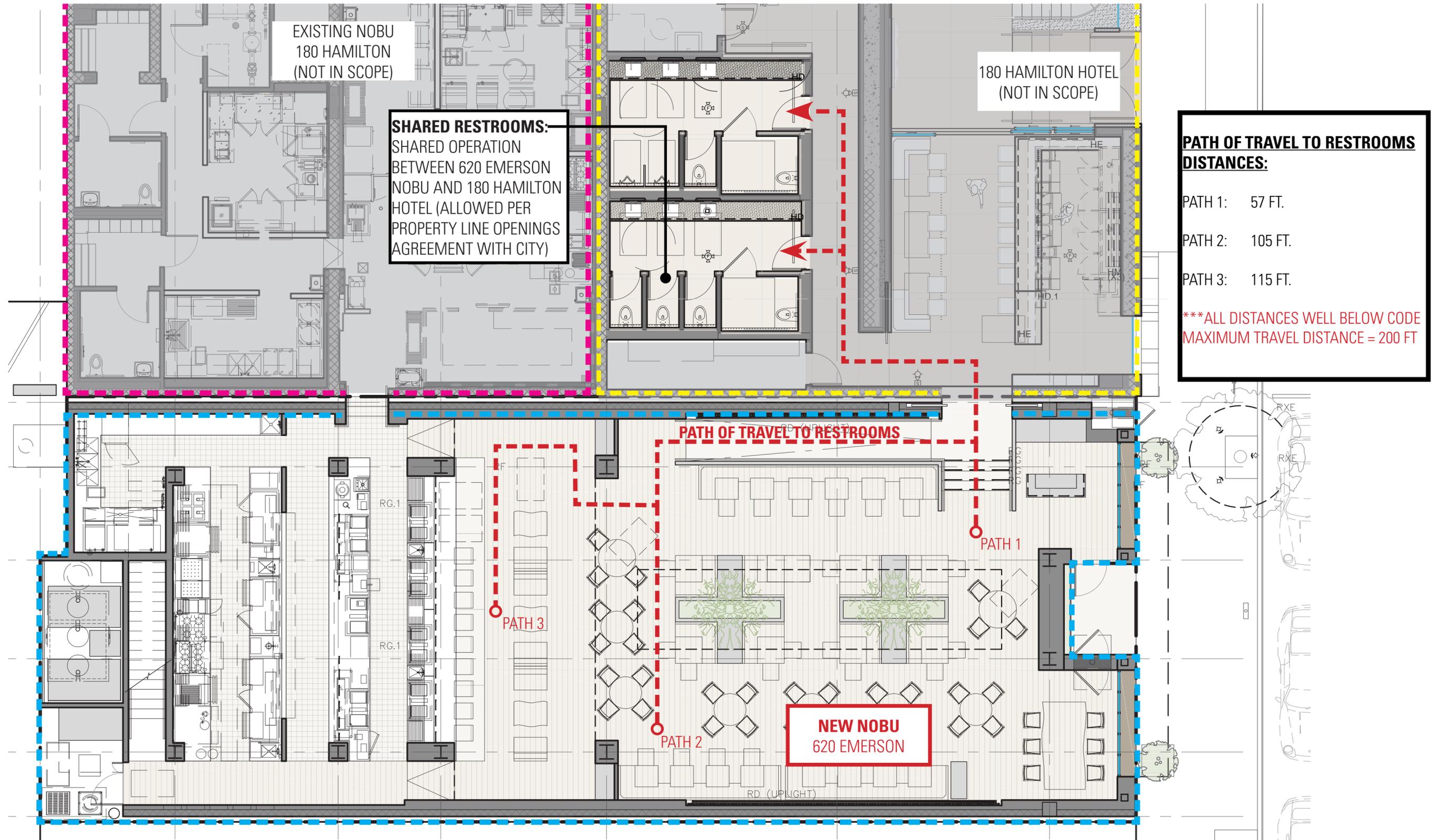


620 EMERSON
TACOLICIOUS
DAN GORDON'S



REAR ALLEY AT ADJACENT RESTAURANTS

SHARED RESTROOMS



GROUND FLOOR PLAN

PROPOSED DESIGN VISION - MODERN YET TIMELESS MATERIALS, PEDESTRIAN FRIENDLY

AT GLAZING LOCATIONS FACADE HAS BEEN SET BACK TO ALLOW FOR **INTEGRATED TEAK AND BRONZE BENCHES FOR PEDESTRIAN FRIENDLY ADDITION**

FIXED BRONZE PLANTER INTRODUCED TO ENTRY PORTAL **CREATING A MORE INVITING ENTRY EXPERIENCE**



FRONT FACADE VIEW OF 620 EMERSON STREET



FRONT FACADE VIEW OF 620 EMERSON STREET

EXHIBIT B

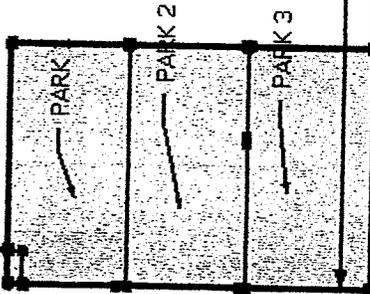
620 EMERSON

620 EMERSON ST.

100'

40'

102' 6"



TREE (E)

ALLEY

20'

20'

EAST
EY)

EXHIBIT A

FINAL ENGINEER'S REPORT

for

UNIVERSITY AVENUE AREA OFF-STREET PARKING ASSESSMENT DISTRICT

Prepared for:

City of Palo Alto
California

Prepared by:

 **Harris & Associates**

March, 2001

m a k i n g

p u b l i c

p r o j e c t s

h a p p e n